

City of Lake Elsinore **HOUSING ELEMENT UPDATE**

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- A – PUBLIC PARTICIPATION MAILING LIST
- B – GENERAL PLAN CONSISTENCY ANALYSIS

I. INTRODUCTION

A. PURPOSE

The purpose of the Housing Element of the Lake Elsinore General Plan is to ensure the City establishes policies, procedures and incentives in its land use planning and redevelopment activities that will result in the maintenance and expansion of the housing supply to adequately accommodate households currently living and expected to live in Lake Elsinore. It institutes policies that will guide City decision-making, and establishes an action program to implement housing goals through 2005.

The Housing Element has been designed to address key housing issues in the City. Foremost among these issues is the provision of a mix and balance of housing types and costs to meet the needs of all segments of the Lake Elsinore community. As such, the Housing Element makes provisions for affordable and accessible housing for special needs groups in the community, and is designed to provide guidance in the maintenance of existing affordable housing. These commitments are an expression of the statewide housing goal of "early attainment of decent housing and a suitable living environment for every California family," as well as an expression of the concern of Lake Elsinore residents for the attainment of a suitable living environment for every City household.

B. CITIZEN PARTICIPATION

California Government Code requires that local government make a diligent effort to achieve public participation from all economic segments of the community in the development of the housing element. In the preparation of the Housing Element Update, a number of organizations and agencies that provide housing, or housing related services, were contacted. Responses from these groups helped guide the Housing Needs Assessment portion of the Housing Element, as well as the action plan.

A public workshop and study session was conducted on December 19, 2001 to present the draft Housing Element and provide an opportunity for interested persons to ask questions and offer suggestions. Notice of this workshop was published in the *Press Enterprise* (a local newspaper of general circulation) and was also mailed to the City's list of local housing interest groups. A copy of the mailing list is included as Appendix A.

Public hearings were held on February 6, 2002 by the Planning Commission and on February 26, 2002 by the City Council to provide additional opportunities for public review and comment on the Draft Housing Element and supporting documents.

C. CONSISTENCY WITH STATE PLANNING LAW

The Housing Element is one of the seven General Plan elements mandated by the State of California. Sections 65580 to 65590 of the California Government Code contain the legislative mandate for the housing element. State law requires that the City's Housing Element consist of "*an identification and analysis of existing and projected housing needs and a statement of goals, policies, quantified objectives, financial resources, and scheduled programs for the preservation, improvement and development of housing*" (Section 65583). In addition, the housing element shall identify adequate sites for housing, including rental housing, factory-built housing, and mobile homes, and shall make adequate provision for the existing and projected needs of all economic segments of the community.

There is no single approved format for a Housing Element. Instead, State law defines components of issues that must be addressed. A housing element should clearly identify and address, at a minimum, each component listed below:

DETAILED COMPONENTS OF THE HOUSING ELEMENT

The element shall contain all of the following.

1. Review of Existing Housing Element.
2. An assessment of existing and projected housing and employment trends to assess a locality's housing needs for all income levels.
3. An inventory of resources relevant to meeting housing needs.
4. An inventory of constraints relevant to the meeting of these needs.
5. A statement of the community's goals, quantified objectives, and policies relative to the maintenance, preservation, improvement and development of housing.
6. A program that sets forth a five-year schedule of actions the local government is undertaking or intends to undertake to implement the policies and achieve the goals and objectives of the housing element.

D. GENERAL PLAN CONSISTENCY

The Housing Element is one of seven elements of the Lake Elsinore General Plan. The goals, policies, standards and proposals within this element relate directly to, and are consistent with all other elements. A consistency analysis is provided in Appendix B. The City's Housing Element identifies programs and resources required for the preservation, improvement and development of housing to meet the existing and projected needs of its population.

The Housing Element is affected by development policies contained in the Land Use Element, which establishes the location, type, intensity and distribution of land uses throughout the City, and defines the land use build-out potential. In designating total acreage density of residential development, the Land Use Element places an upper limit on the number and types of housing units constructed in the City. The acreage designated for a range of commercial and office uses creates employment opportunities for various income groups. The presence and potential for jobs affects the current and future demand for housing at the various income levels in the City.

The Circulation Element of the General Plan also affects the implementation of the Housing Element. The Circulation Element establishes policies for providing essential infrastructure to all developed housing units. Through the regulation of the amount and variety of open space and recreation areas, acceptable noise levels in residential areas, and programs to provide for the safety of the residents, policies contained in General Plan Elements directly affect the quality of life for all Lake Elsinore citizens.

The Housing Element utilizes the most current data available, and includes 2000 data when available, 1999 population, housing and employment data, and 1990 Census data. All figures represented in the Housing Element are consistent with existing and projected population, and employment and housing figures presented by county, state, national and non-profit agencies.

E. REVISION/UPDATE PROCESS

This Housing Element updates the Housing Element amended by the City in 1995, and (inclusive of staff responses to HCD comments) was reviewed by HCD in September of the same year. The Housing Element is designed to meet several key objectives. These include provisions to: ensure internal consistency with the adopted General Plan; meet recently enacted statutory requirements; introduce updated housing, population and needs analysis; and incorporate the suggested staff responses to HCD comments which address the issues identified by HCD in reference to the adopted 1990 Housing Element.

In the event that a General Plan Element is updated or amended, the City shall review the impacts of such changes upon the Housing Element and incorporate appropriate revisions to maintain consistency. An update or amendment of the Housing Element shall instigate similar actions upon the remaining General Plan elements.

TABLE 1
POPULATION GROWTH
1990-2010

Geographic Area	1990			2010			
	Pop.	Pop.	Pop.	Pop.	Pop.	Pop.	Pop.
City of Lake Elsinore	24,000	24,000	24,000	24,000	24,000	24,000	24,000
San Diego County	2,400,000	2,400,000	2,400,000	2,400,000	2,400,000	2,400,000	2,400,000
State of California	29,000,000	29,000,000	29,000,000	29,000,000	29,000,000	29,000,000	29,000,000
United States	248,000,000	248,000,000	248,000,000	248,000,000	248,000,000	248,000,000	248,000,000

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II. COMMUNITY PROFILE

A. POPULATION TRENDS AND CHARACTERISTICS

The purpose of this section is to illustrate Lake Elsinore's current conditions in terms of its demographics and existing housing stock. Accordingly, the section entails discussions on Lake Elsinore's population and housing trends. The most current data, where available, was compared with earlier data to reflect on the current state of the City and its future direction.

Lake Elsinore is the oldest city out of 24 cities located in Riverside County. The County has experienced a rapid growth in the last two decades, with sizable development occurring in the west and southwest and new residential communities in the eastern portions of the County. From 1990 to 2000, the County's population increased by 374,974, or 30% (1990 & 2000 Census).

Despite being the oldest city in Riverside County, Lake Elsinore's population was only 5,982 persons in 1980. Since 1980, however, Lake Elsinore's population growth rate far exceeded that of the County's. The City's population grew from 5,982 persons in 1980 to 18,316 persons in 1990, representing a 206% increase. Within the same period, the County grew by 77%. Since 1990, Lake Elsinore's growth rate has remained strong, although not as high as in the previous decade. According to the 2000 Census, the population increased by 58% from 18,316 persons in 1990 to 28,928 in 2000.

**TABLE 1
POPULATION GROWTH
1980-2000**

<i>Jurisdiction</i>	<i>1980¹</i>	<i>1990²</i>	<i>2000³</i>	<i>1980-90 Growth</i>		<i>1990-00 Growth</i>	
				<i>Number</i>	<i>Percent</i>	<i>Number</i>	<i>Percent</i>
Lake Elsinore	5,982	18,316	28,928	12,334	206.2%	10,612	57.9%
Riverside County	663,199	1,170,413	1,545,387	507,214	76.5%	374,974	32.0%

¹ City of Lake Elsinore Housing Element 1995.

² CA Department of Finance, E-5 Report.

³ U.S. Census Bureau, Census 2000.

FIGURE 1
RATE OF POPULATION GROWTH 1980-2000

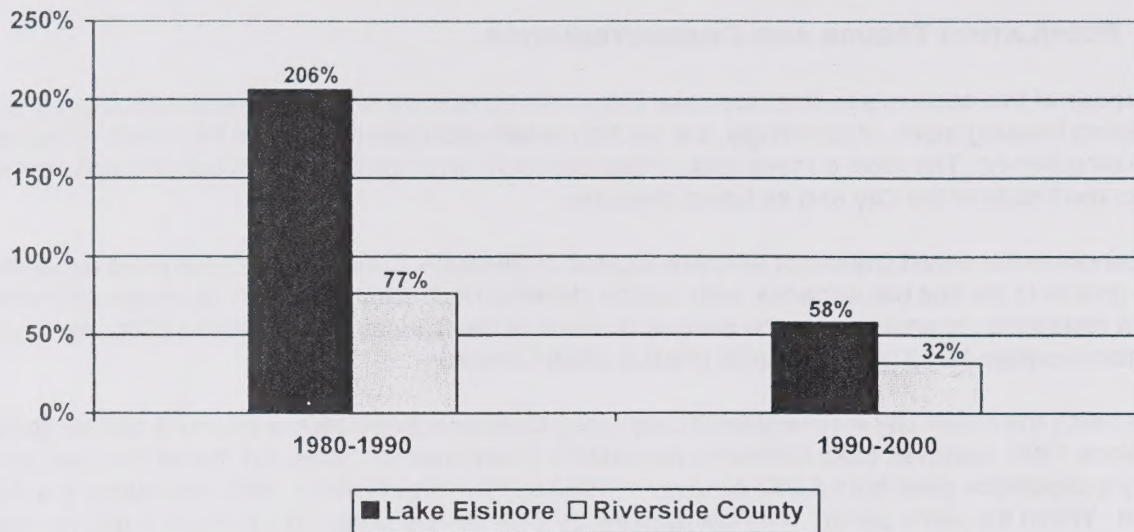
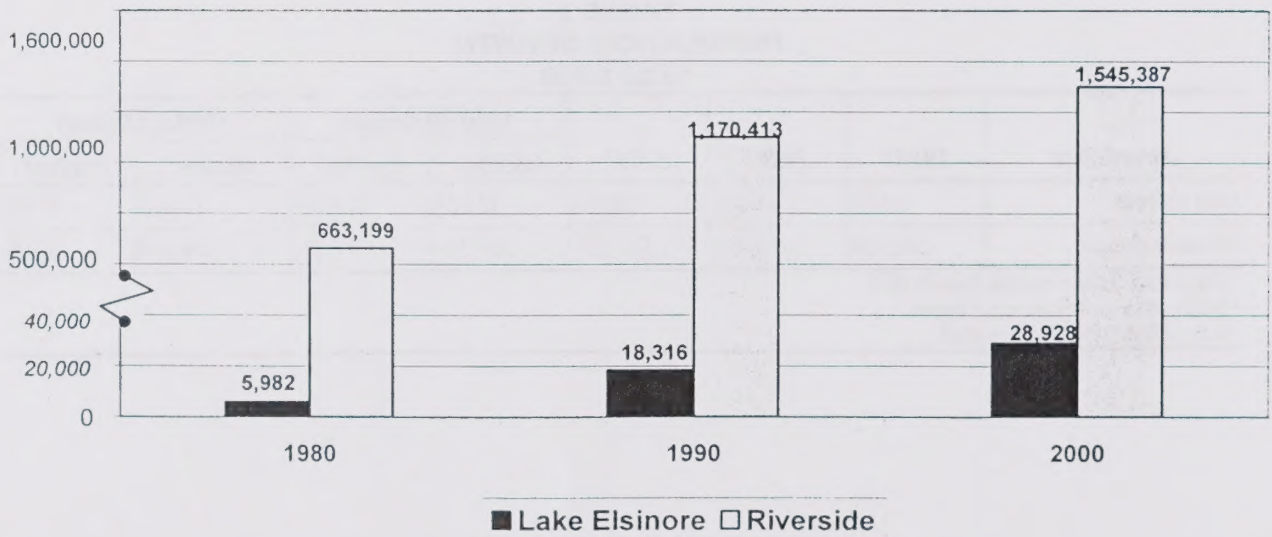


FIGURE 2
NUMERICAL POPULATION GROWTH 1980-2000



1. Age Composition

The age breakdown of a population is an important factor in evaluating housing needs and projecting the direction of future housing development. Table 2, Age Distribution, shows the distribution of age groups reported in the 1980, 1990, and 2000 Census. In 2000, residents in their prime working years comprised approximately 43% of the City's population, ahead of the next largest cohort, school age and young adult citizens, at 26%. Young adults and senior citizens made up the next most significant population group with about 9% and 7% of the total City population, respectively. The data revealed that although the number of the senior population increased by 406 persons, the proportional percentage decreased by 1.7%.

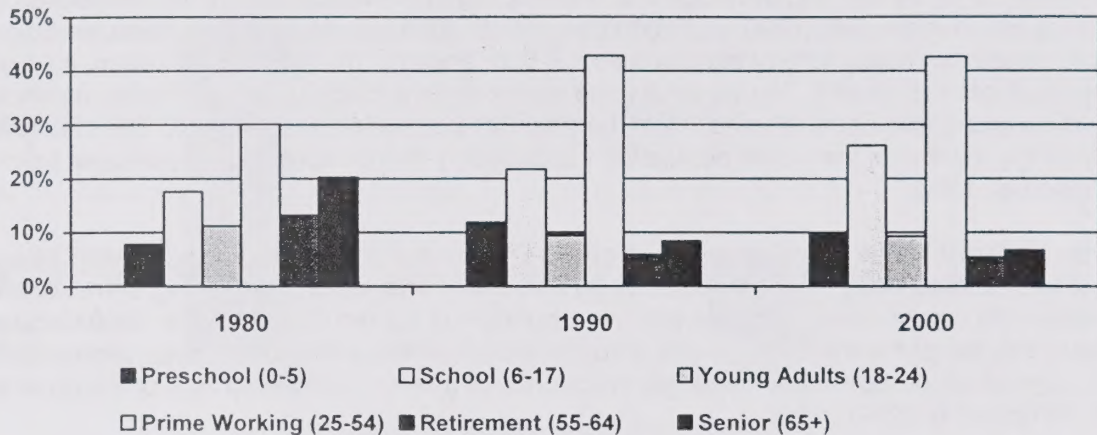
Between 1980-1990, the prime working age group showed the greatest rise in population by comprising 43% of total population in 1990 compared to 30% in 1980. This trend of a growing prime working population did not, however, continue with the tabulation of the next Census. The 2000 Census indicates that the prime working age group continued to comprise 43% of the population and that the school age group demonstrated the largest proportional growth, comprising 26% of the population in 2000, compared to 22% in 1990.

TABLE 2
AGE DISTRIBUTION 1980-1990
CITY OF LAKE ELSINORE

Age Group/Year	1980		1990		1980:1990 % Change	2000		1990:2000 % Change
	Number	% of Population	Number	% of Population		Number	% of Population	
Preschool (0-4)	467	7.8%	2,168	11.9%	4.0%	2,834	9.8%	-2.1%
School (5-17)	1,054	17.6%	3,959	21.7%	4.0%	7,585	26.2%	4.5%
Young Adults (18-24)	670	11.2%	1,723	9.4%	-1.8%	2,683	9.3%	0.1%
Prime Working (25-54)	1,798	30.1%	7,835	42.8%	12.8%	12,319	42.6%	-0.2%
Retirement (55-64)	787	13.2%	1,073	5.9%	-7.3%	1,574	5.4%	-0.5%
Senior Citizens (65+)	1,206	20.2%	1,527	8.4%	-11.8%	1,933	6.7%	-1.7%
Total	5,982	100.0%	18,285	100.0%	N/A	28,928	100%	N/A

Source: U.S. Census 1990, STF 3A.

**FIGURE 3
AGE DISTRIBUTION
AGE GROUP AS A PERCENT OF POPULATION**



2. Race and Ethnicity

The U.S. Census provides statistics regarding the race and ethnicity of a city's population. A historical look at the racial and ethnic composition of the City of Lake Elsinore indicates a transition from a predominantly "White" population, to one with significant diversity. Table 3A highlights the racial and ethnic distribution of the population for 1980 and 1990.

In 1980, approximately 19.5% of the City's population was non-White, increasing to 23.1% by 1990. During the 1980-1990 period, three of five racial categories experienced a decline in their proportional share of the population. The "Black" or "African American" racial category experienced the greatest decrease in their proportional share, declining by 4.3% when compared to 1980. Persons categorized as "Other" increased by 2,388 between 1980-1990, to represent approximately 16% of the total population.

The "Hispanic or Latino" population increased from 1,069 persons in 1980 to 4,725 persons in 1990 to 11,007 in 2000 (see Table 3B). This brings the proportion of "Hispanic or Latino" persons to 38% of total City population, representing an increase of more than 6,200 persons and 12%. Mirroring a broader countywide trend, there has been a significant increase in the number of Hispanic and other minority residents within the City.

TABLE 3A
RACIAL AND ETHNIC COMPOSITION 1980-1990
CITY OF LAKE ELSINORE

<i>Racial/Ethnic Group</i>	<i>1980</i>		<i>1990</i>		<i>1980:1990 % Change</i>
	<i>Number</i>	<i>Percent</i>	<i>Number</i>	<i>Percent</i>	
White	4,816	80.5%	14,053	76.9%	-3.7%
Black	489	8.2%	706	3.9%	-4.3%
American Indian, Eskimo, Aleut	133	2.2%	200	1.1%	-1.1%
Asian or Pacific Islander	33	0.6%	427	2.3%	1.8%
Other	511	8.5%	2,899	15.9%	7.3%
Total	5,982	100.0%	18,285	100.0%	N/A
Persons of Hispanic Origin (of any race) ¹	1,069	17.9%	4,725	25.8%	8.0%

¹ 1990 U.S. Census considers persons of Hispanic origin as an ethnic group. Percentage represents percent out of total population.

Source: US Census Data 1990, STF3A.

a. 2000 Census

The U.S. Census Bureau states that direct comparisons between the 2000 and 1990 Census cannot be made for racial data. The 2000 Census questionnaire allowed individuals to select more than one racial category. Consequently, the 2000 Census contains 63 possible racial categories, while the 1990 Census contained only 25. One may, however, directly compare 2000 and 1990 data on ethnicity as the question on Hispanic origin for Census 2000 was similar to the 1990 question.

Table 3B illustrates the racial and ethnic distribution of the population for 2000. The Census divided responses according to the number of racial categories selected. Nearly 95% of the population selected only one racial category, with 5.2% selecting two or more racial categories. Approximately 66% of the population categorized themselves as "White," and 5.2% categorized themselves as "Black" or "African American." Over 20% of the population selected the "Other" category, which indicated that either an appropriate race/racial combination was not listed or that the individual did not choose to select a category.

Although a direct comparison cannot be made between the 1990 and 2000 data, some indirect comparisons should be performed to illustrate potentially significant trends. In 1990, 77% of the City's population were categorized as "White," compared to 66% in 2000. As stated above, however, 5.2% (1,513) selected more than one racial category. Accordingly, even if one assumes that all individuals choosing more than one racial category in the 2000 Census would have been categorized as "White" (thereby adding 1,513 to the single-race "White" population figure of 18,981), the "White" category would represent no more than 70.8% of the population. This figure represents a 6% decrease in the "White" category.

Additionally, despite being able to select more than one racial category, nearly 5,900 individuals selected the "Other" category. This figure does not include those who selected two or more categories. Compared to 1990, where 15.9% of the population was categorized as "Other," 20.3% of the City of Lake Elsinore's population selected the "Other" category.

These Race and Ethnicity statistics demonstrate that Lake Elsinore is becoming a more ethnically diverse, heterogeneous City that may, in fact, have a "majority minority" in the future.

**TABLE 3B
RACIAL AND ETHNIC COMPOSITION 2000
CITY OF LAKE ELSINORE**

<i>Racial/Ethnic Group</i>	<i>Number</i>	<i>Percent</i>
One Race	27,415	94.8%
White	18,981	65.6%
Black	1,501	5.2%
American Indian & Alaska Native	374	1.3%
Asian	592	2.0%
<i>Asian Indian</i>	36	0.1%
<i>Chinese</i>	56	0.2%
<i>Filipino</i>	182	0.6%
<i>Japanese</i>	56	0.2%
<i>Korean</i>	80	0.3%
<i>Vietnamese</i>	43	0.1%
<i>Other Asian</i> ¹	139	0.5%
Native Hawaiian & Other Pacific Islander	87	0.3%
<i>Native Hawaiian</i>	20	0.1%
<i>Guamanian or Chamorro</i>	14	<0.1%
<i>Samoan</i>	49	0.2%
<i>Other Pacific Islander</i> ²	4	<0.1%
Other	5,880	20.3%
Two or More Races	1,513	5.2%
Total	28,928	N/A
Persons of Hispanic Origin (of any race) ³	11,007	38.0%

¹ Other Asian alone, or two or more Asian categories

² Other Pacific Islander alone, or two or more Native Hawaiian and Other Pacific Islander categories.

³ The 2000 U.S. Census considers persons of Hispanic origin as an ethnic group. Percentage represents proportion of total population.

Source: US Census Bureau, 2000 Census

B. EMPLOYMENT TRENDS

Employment and income are two important factors in determining a household's ability to secure housing. In the past, Lake Elsinore's employment base was dependent on tourism. However, the City also demonstrates an expanded employment base consisting of commercial and industrial businesses. Based on the 1990 Census, the majority of jobs in Lake Elsinore were in services and manufacturing. Approximately 23% were employed in service sector and 21% in manufacturing sector. Construction and retail trade also comprised a significant portion of the jobs, with each representing 18%.

TABLE 4
JOBS HELD BY LAKE ELSINORE RESIDENTS BY SECTOR
CITY OF LAKE ELSINORE

<i>Job Sector</i>	<i>Number</i>	<i>Percent</i>
Agriculture	157	2%
Mining	9	0%
Construction	1,303	18%
Manufacturing	1,576	21%
Transportation	241	3%
Communications/other Public Facilities	185	2%
Wholesale Trade	316	4%
Retail Trade	1,338	18%
Finance, Insurance, & Real Estate	462	6%
Services	1,738	23%
Public Administration	82	1%
Total Employed Persons (16 years and over)	7,407	100%

Source: 1990 U.S. Census STF 3A

Indicative of trends in jobs held by the Lake Elsinore residents, approximately two-thirds of the major employers in 1999 consisted of retail trade companies, while the remaining one-third were consisted of construction companies. This trend is reflected in Table 5, which illustrates the City's major employers. The Lake Elsinore Outlet Center and the Wal-Mart are currently two of the biggest employers in the City. In addition, four of the top eleven employers in the City are in the business of Manufacturing.

TABLE 5
MAJOR EMPLOYERS 2000
CITY OF LAKE ELSINORE

<i>Company</i>	<i>Number of Employees</i>	<i>Business Type</i>
Lake Elsinore Unified School District	1,681	School District
Lake Elsinore Outlet Center	1,169	Retail Outlet Mall
Wal-Mart	400	Retail
Lake Elsinore Storm	250	Professional Baseball Club
Lake Elsinore Resort/Casino	200	Restaurant/Casino
Labeda Wheels/Precision Sports	150	Manufacturing – Racing Skates
Albertson's	150	Supermarket
Von's	145	Supermarket
Stater Bros. Markets	131	Supermarket
Pacific Clay	130	Manufacturing – Building Products
Wireland Precision, Inc.	112	Manufacturing – Tool/Dye Machining
Elsinore Valley Municipal Water District	109	Water District
Sizzler	100	Restaurant
Lake Elsinore Ford	85	Auto Dealership
Denny's	75	Restaurant
Lake Chevrolet	73	Auto Dealership
Diamond Cabinets	70	Manufacturing - Cabinetry
Elsinore Ready Mix	60	Construction Products
E-Z Products	50	Manufacturing – Building Products
Coco's	48	Restaurant

Source: Business Resource Guide, Southwestern Riverside County 2000.

C. HOUSEHOLD CHARACTERISTICS

Before current housing problems can be understood and future needs anticipated, housing occupancy characteristics need to be identified in the City. The following is an analysis of household size, household growth, tenure, and vacancy trends. By definition, a "household" consists of all the people occupying a dwelling unit, whether or not they are related. A single person living in an apartment is a household, just as a couple with two children living in the same dwelling unit are considered a household.

1. Household Formation and Composition

Between 1990-1999, the number of Lake Elsinore households grew at a proportionately faster rate than that of either the County or State. The number of households in Riverside County and California increased by 26% and 11% between 1990 and 2000 respectively. In comparison, the total number of households in Lake Elsinore grew approximately 45% during the same period. The total number of households in the City in 2000 was 8,817, representing a net increase of 2,751 households since 1990. Table 6 compares total household growth in the City, County and State.

TABLE 6
TOTAL HOUSEHOLDS 1990-2000
CITY OF LAKE ELSINORE

Area	1990	2000	% Increase 1990-2000
California	10,381,206	11,502,870	10.8%
Riverside County	402,426	506,218	25.8%
Lake Elsinore	6,066	8,817	45.4%

Source: 1990 U.S. Census, STF 3A; US Census Bureau, 2000 Census

FIGURE 4
HOUSEHOLD GROWTH 1990-2000

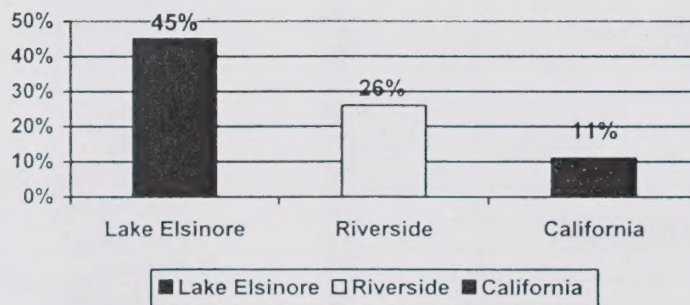
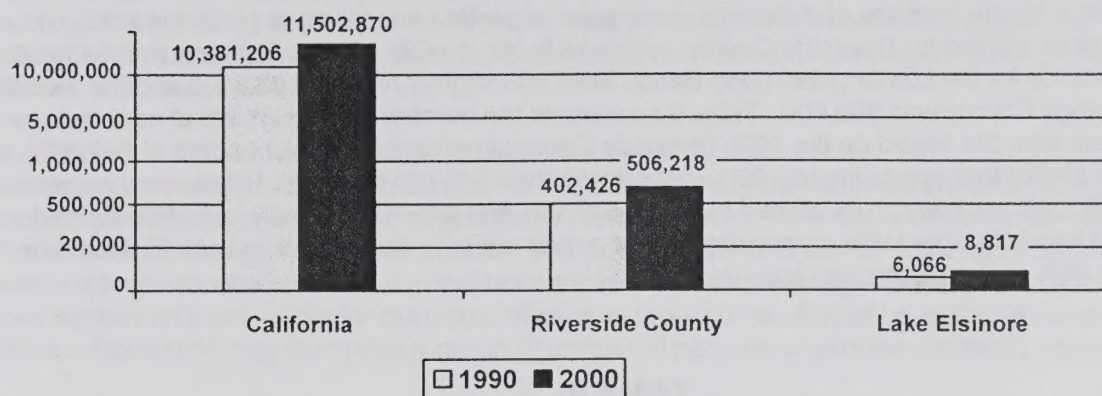


FIGURE 5
HOUSEHOLD GROWTH 1990-2000



The average household size in Riverside County in 1990 was 2.9 persons per household, rising to 3.0 persons per household by 2000. In comparison, Lake Elsinore has maintained a somewhat higher number of persons per household than the countywide average. The U.S. Census indicated that the average household size within the City was approximately 3.2 persons per household in 1990, increasing to 3.3 persons per household in 2000.

The increase in household size during the 1990's has resulted from many different factors. Among these factors, changing demographic patterns are most attributable to household size growth. For example, the City's growing Latino (person of Hispanic origin) population typically has larger and more extended families than their Caucasian counterparts, and as such may indirectly contribute to a portion of increased household size.

Table 7 describes household size by renter and owner. Based on 1990 information, it appears that among both renters and owners, there is a need especially for units with two and three bedrooms to accommodate the majority of households, consisting of two to four persons. The Census shows a significant number of households with five or more persons as well, whose needs are best met by units with three or more bedrooms.

TABLE 7
HOUSEHOLD SIZE BY TENURE 1990
CITY OF LAKE ELSINORE

Households	Renter		Owner	
	Number	Percent	Number	Percent
1 Person	616	24.6%	648	18.2%
2 Person	547	21.9%	1,070	30.0%
3-4 Person	835	33.4%	1,328	37.3%
5+ Person	503	20.1%	519	14.6%
Total	2,501	100.0%	3,565	100.0%
Average Household Size	3.2			

Source: 1990 U.S. Census, STF 3A.

2. Household Income

The Department of Housing and Urban Development (HUD) annually develops median household income estimates for the purpose of determining program eligibility. According to HUD, the 2000 median household income for Riverside County, which includes the City of Lake Elsinore, was \$47,400. The median income for the Los Angeles-Long Beach MSA was slightly higher at \$52,100 and the median income for Orange County was \$69,600. Table 9 represents the number of households at each income category in Lake Elsinore based on the 1999 Riverside County median household income of \$47,200. In 1999, SCAG reported that approximately 26% earned less than \$23,700 annually; 18% earned between \$23,701 and \$37,920 annually; 10% earned between \$37,921 and \$45,030 annually; and 46% earned above \$45,030 annually. The table demonstrates that a near majority of residents in Lake Elsinore are earning above 95% of County median income.

**TABLE 8
HOUSEHOLD INCOME BY TENURE 1999
CITY OF LAKE ELSINORE**

<i>Income Category</i>	<i>Total</i>	<i>Renter (%)</i>	<i>Owner (%)</i>
Less than 30%	951 (12%)	604 (18%)	347 (7%)
30 to 50%	1,178 (14%)	735 (22%)	443 (9%)
51 to 80%	1,501 (18%)	796 (23%)	705 (15%)
80% or greater	4,570 (56%)	1,246 (37%)	3,324 (69%)
TOTAL	8,200 (100%)	3,381 (100%)	4,819 (100%)

Source: SCAG 1999.

**TABLE 9
HOUSEHOLDS BY INCOME CATEGORY 1999
CITY OF LAKE ELSINORE**

<i>Income Category</i>	<i>Number of Households</i>	<i>Percent of Households</i>
Very Low Income - up to \$23,700	2,129	26%
Low Income - \$23,701 to \$37,920	1,501	18%
Moderate Income - \$37,921 to \$45,030 ¹	803	10%
Above Moderate Income - Above \$45,030 ²	3,767	46%
Total	8,200	100%

Source: SCAG RHNA 99; HUD MFI for the Riverside/San Bernardino MSA of \$47,200

¹Represents 80-95% of median income.

²Represents >95% of median income.

Lower income households may require housing with rents or payments lower than market rates. Often, payment assistance is needed from local, state or federal government agencies to assist these households in securing adequate housing. The City will continue to utilize available programs administered through the County and in conjunction with non-profit organizations to provide residents with affordable housing.

One measure of Lake Elsinore's socioeconomic well-being is the number and proportion of its residents living below federally established poverty levels. The U.S. Department of Health and Human Services annually determines poverty guidelines, which in April 2000 was \$17,050 for a family of four persons, adding or subtracting \$2,900 per additional or less persons. This threshold is applied on a national basis and is not adjusted for regional, state or local variations in the cost of living or earnings, except for Alaska and Hawaii.

It is important to note the distinction between the terms 'household' and 'family'. A 'household' includes all the persons who occupy a housing unit. Households may be comprised of unrelated persons including roommates, unmarried couples who reside together, and single persons, as well as family households. A 'family' household consists of a householder and one or more other persons living in the same household who are related to the householder by birth, marriage, or adoption. A family household can contain only one family for purposes of census tabulations. Not all households contain families since a household may comprise a group of unrelated persons or one person living alone.

The Census reports that 9.9% (591) of total households in Lake Elsinore were below the poverty level in 1990. Of the total households, 2.2% (134) were married couple families, 3.3% (200) were female head of households, less than 0.6% (38) were male-headed households (no spouse), and 3.7% (219) were non-family households. Table 10 summarizes the families below poverty level in 1990 and illustrates the distribution of poverty in the City of Lake Elsinore in 1990.

TABLE 10
FAMILIES BELOW POVERTY LEVEL 1990
CITY OF LAKE ELSINORE

<i>Household Type</i>	<i>Total Families</i>	<i>Number of Households Below Poverty Level</i>	<i>Percentage of Households Below Poverty Level</i>
Married Couple Families	3,356	134	2.2%
Family With Children	2,077	112	1.9%
Family Without Children	1,279	22	0.4%
Male Households	345	38	0.6%
With Children	146	28	0.5%
Without Children	199	10	0.2%
Female Households	708	200	3.3%
With Children	530	192	3.2%
Without Children	178	8	0.1%
Non-Family	1,584	219	3.7%
Total Households	5,993	591	9.9%

Source: 1990 U.S. Census, STF 3A

D. HOUSING INVENTORY AND MARKET CONDITIONS

This section summarizes the housing inventory in the City of Lake Elsinore and prevailing market conditions. Analysis of past trends in the housing stock provides a method of projecting the future housing needs of Lake Elsinore.

1. Housing Stock Profile

Data from the US Bureau of Census indicates that the housing stock in the City increased by 2,524 units between 1990 and 2000 at a rate of 36%. In contrast, housing stock in Riverside County increased at a rate of 21%, or 100,827 units. Table 11 compares the growth rate of Lake Elsinore to Riverside County and to other local jurisdictions along the I-15 corridor, including the cities of Corona, Murrieta, and Temecula. These local jurisdictions increased their housing stock by 48% (12,733), 54% (5,257), and 79% (8,440) respectively. Although the number of units produced in the City was not substantial, the growth rate observed during the same period is significant. The City of Lake Elsinore's growth rate exceeded that of the County's by nearly two-fold.

**TABLE 11
REGIONAL COMPARISON OF TOTAL HOUSING STOCK 1990-2000
CITY OF LAKE ELSINORE**

<i>Jurisdiction</i>	<i>1990</i>	<i>2000</i>	<i>% Change 1990-00</i>
Riverside County	483,847	584,674	21%
City of Lake Elsinore	6,981	9,505	36%
City of Corona	26,538	39,271	48%
City of Murrieta ¹	9,664	14,921	54%
City of Temecula	10,659	19,099	79%

Source: 1990 & 2000 U.S. Census

¹The City of Murrieta officially became a City in 1991, therefore 1992 Department of Finance estimate was used instead of 1990 Census.

a. Housing Stock

The 2000 Census does not currently provide a breakdown of the housing stock by unit type. Accordingly, data provided by the California Department of Finance (DOF) has been utilized. Table 12 summarizes the city and countywide composition of the housing stock for the years 1990 and 2000.

**TABLE 12
COMPOSITION OF HOUSING STOCK BY UNIT TYPE 1990 - 2000
CITY OF LAKE ELSINORE**

<i>Type</i>	<i>Lake Elsinore</i>				<i>Riverside County</i>			
	<i>1990</i>	<i>Percent</i>	<i>2000</i>	<i>Percent</i>	<i>1990</i>	<i>Percent</i>	<i>2000</i>	<i>Percent</i>
SF detached	3,637	52%	6,582	65%	274,915	57%	355,756	61%
SF attached	707	10%	699	7%	38,387	8%	39,890	7%
MF (2-4 units)	619	9%	606	6%	25,708	5%	27,483	5%
MF (5+ units)	1,048	15%	1,434	14%	65,751	14%	81,396	14%
Mobile Homes	799	11%	829	8%	74,317	16%	77,894	13%
Other	171	2%	*	*	4,769	1%	*	*
Total	6,981	100%	10,150	100%	479,078	100%	582,419	100%

*DOF estimates do not contain "Other" category.

Source: 1990 U. S. Census, STF 3A, Department of Finance Population & Housing Estimates 1/1/00.

City of Lake Elsinore

HOUSING ELEMENT UPDATE

Single-family detached units comprised an estimated 65% of housing units in 2000. Apartment complexes with 5 or more units provided the second most available housing opportunity, with 1,434, or 14% of total units. Mobile homes, Single-family attached, and apartment complexes with 2 to 4 units respectively constituted 8%, 7%, and 6% of total housing stock in the City.

In terms of actual numbers of dwelling units in the City, the data suggests that between 1990 and 2000 the stock of attached single-family units increased most significantly with 2,945 additional new homes. Large multifamily units (5+ units) saw an increase of 356 units while 30 mobile homes were added to the City's housing stock between 1990 and 2000. During the same period, however, the number of single family attached units and the number of multifamily units (2-4 units) decreased by 8 units and 13 units, respectively. Since multi-family homes are usually renter occupied, this pattern of new construction is not atypical, considering that 59% of City units are owner occupied. During the coming planning period, the City will pursue maintenance and/or creation of more affordable rental options for those households financially unable to purchase homes through available programs administered by the County of Riverside.

An evaluation of the adequacy of a community's housing stock needs to consider the type and size of housing provided to meet the specific needs of the community, as well as the affordability of these units. As shown previously in Table 7, 53.5% of total renter households are comprised of three or more persons in a household, which includes 20% of large households with 5 or more people. Similarly, about 52% of owner households are also comprised of three or more persons in a household, with approximately 15% representing large households with 5 or more people. Table 13 describes housing occupancy by unit size and housing type in 1990. The table indicates that over 88% of ownership units contained more than two bedrooms and over 59% contained more than three bedrooms. Approximately 67% of rental units contained two or more bedroom units and 25% contained three or more bedrooms. Based on the above data, the City's housing stock appears to provide a sufficient amount of housing units with three or more bedrooms to meet the demand generated by larger families. Additionally, the US Census indicated that approximately 13% of total housing units were vacant and available either for sale or rent.

TABLE 13
HOUSING OCCUPANCY BY UNIT SIZE AND TYPE 1990
CITY OF LAKE ELSINORE

Category	Total		Housing Type					
	Number	%	0 & 1 Bedroom	%	2 Bedrooms	%	3+Bedrooms	%
Year Round Housing	6,981	100%	1,638	23%	2,142	31%	3,201	46%
Occupied Units	6,066	87%	1,213	17%	2,112	30%	2,741	39%
- Rental Units	2,501	36%	816	12%	1,059	15%	626	9%
- Ownership Units	3,565	51%	397	6%	1,053	15%	2,115	30%
Total Vacant	915	13%	425	6%	30	0%	460	7%
- Vacant for Rent	465	7%	--		--		--	
- Vacant for Sale	203	3%	--		--		--	
- Other Vacant/Seasonal	247	4%	--		--		--	

Source: 1990 U.S. Census, STF 1A & STF 3A

2. Tenure

At the time of the 1990 Census, the majority of occupied housing units in Lake Elsinore were owner-occupied (59%). Most owner occupied units were single-family detached, with 47% of the City's housing stock falling into this classification. Eleven percent of all units were composed of owners occupying mobile home units. Approximately 18% of the City's housing stock was offered as single-family detached rentals and all of the City's multi-family units were renter occupied. According to 1990 Census data, 952 elderly owner households and 239 elderly renter households were identified. Table 14 identifies occupied housing units by tenure in 1990.

TABLE 14
OCCUPIED HOUSING UNITS BY TENURE 1990
CITY OF LAKE ELSINORE

Type	Owner-Occupied Units		Renter-Occupied Units		
	Number	Percent ¹	Number	Percent ¹	Total
Single-Family	2,833	47%	1,115	18%	3,948
2-4 Multi-family	28	0%	526	9%	554
5 or more Multi-family	21	0%	785	13%	806
Mobile Home	659	11%	75	1%	734
Other	24	0%	0	0%	24
Total	3,565	59%	2,501	41%	6,066

¹ Represents proportion represented out of total housing units.

Source: 1990 Census, STF 3A.

The 2000 Census reported that the Lake Elsinore homeownership rate has increased to 65% in 2000, higher than the rates experienced nationally (57%) and throughout the region. This could be attributed in part to the fact that housing prices have usually been more affordable in Riverside County than neighboring Los Angeles and Orange Counties (47% and 61% homeowners, respectively).

Additionally, home-owning residents of the City may have had the opportunity to buy the property on which they live before land speculation skyrocketed Southern California land and housing prices in the late 1970's and early 1980's. It is important to note, however, that income levels in Lake Elsinore and Riverside County are lower than those found in Los Angeles and Orange Counties and can offset the advantage of lower housing prices. With its high ownership rate, Lake Elsinore's main challenge during this and coming planning periods will then be to increase homeownership for all segments of the population, especially for lower income citizens.

3. Vacancy Rates

The vacancy rate is a measure of the general availability of housing. It also indicates how well the available units meet the current housing market demand. A low vacancy rate suggests that households may have difficulty finding housing within their price range; a high vacancy rate may indicate either the existence of a high number of units undesirable for occupancy, or an oversupply of housing units. The availability of vacant housing units provides households with choices on different unit types to accommodate changing needs (i.e., single persons, newly married couples and elderly households typically need smaller units than households with school age children). A low vacancy rate may serve to increase market rents and housing prices, as shortages tend to result in higher prices and may limit the choices of households in finding adequate housing. It may also be related to overcrowding, as discussed in later sections.

The Regional Housing Needs Assessment (RHNA) prepared by SCAG in 1999 identifies a target vacancy rate of 3.1% for its member jurisdictions. However, a vacancy rate of between 3% and 5% is considered normal, so that it ensures the continued upkeep of rental properties and keeps housing costs down. The 2000 Census indicated a vacancy rate of 7.2% for the City of Lake Elsinore.

Lake Elsinore's vacancy rate has steadily decreased since 1990, when the vacancy rate was at 13%. Among Riverside County cities, Lake Elsinore's vacancy rate was moderate. It was, however, at the higher end among jurisdictions whose vacancy rates are not greatly inflated by the resort characteristics or abundance of vacation units in those jurisdictions, such as the case in Indian Wells or Rancho Mirage.

4. Age of Housing Stock

Age is one measure of housing stock conditions and a factor for determining the need for rehabilitation. Without proper maintenance, housing units deteriorate over time. Units that are older are likely to be in need of repairs (e.g. a new roof or plumbing). As a general rule of thumb, houses 30 years or older are considered aged and are more likely to generate major repairs. In addition, older homes may not be built to current housing standards for fire and earthquake safety.

A majority of all residences in the City were constructed during between 1970 and 1990. Housing stock built prior to 1970 constitutes only 16.5% (N=1,692) of total housing units. However, between 1970 and 1980, 1,288 units (12.5%) were built in the City, ensued by construction of 4,001 units (38.9%) during 1980-1990 period. In the past decade from 1990 to 1999, 3,309 units were constructed, constituting 32.2% of total housing stock. Houses constructed in the past two decades constitute 71% of the total housing stock, therefore, 8,598 out of 10,290 units in the City Lake Elsinore were built since 1970 and do not require a higher level of improvements due to age.

According to the 1990 Census, the majority of occupied rental units were constructed since 1970 (67%) and nearly half (47%) were constructed since 1980. A higher proportion of owner-occupied units were built since 1970 (81%) and over 62% were constructed since 1980.

TABLE 15
AGE OF HOUSING STOCK
CITY OF LAKE ELSINORE

<i>Year Built</i>	<i>Number of Units</i>	<i>Percent of Units</i>	<i>Tenure</i>		
			<i>Rental</i>	<i>Owner</i>	<i>Vacant</i>
Before 1940	482	4.7%	296	135	51
1940 – 1949	295	2.9%	130	116	49
1950 – 1959	461	4.5%	226	211	24
1960 – 1969	454	4.4%	164	228	62
1970 – 1979	1,288	12.5%	506	648	134
1980-March 1990	4,001	38.9%	1,179	2,227	595
1990 – June 1999	3,309	32.2%	N/A	N/A	N/A
Total	10,290	100.0%	--	--	--

Source: 1990 U.S. Census, STF-3A.
Economic Sciences Corp., County of Riverside, Market Profiles.

5. Housing Conditions

Housing is considered substandard when physical conditions are determined to be below the minimum standards of living, as defined by Section 1001 of the Uniform Housing Code. Households living in substandard conditions are considered as being in need of housing assistance even if they are not actively seeking alternative housing arrangements.

Although a housing conditions survey has not been conducted in recent years, estimates from the Riverside County Consolidated Plan indicate that approximately 10 percent of the Lake Elsinore housing stock (1,290 units) is considered substandard. The need for housing rehabilitation is recognized primarily within the City's three Rancho Laguna Redevelopment Project Areas. According to the City of Lake Elsinore Redevelopment Agency's 2000-2004 Redevelopment and Housing Implementation Plan, redevelopment expenditures may be spent on the rehabilitation of existing housing stock in all three project areas.

In addition to structural deficiency and standards, the lack of certain infrastructure and utilities often serves as an indicator of substandard conditions. These types of problems have not been as pronounced in Lake Elsinore as in some other Riverside County jurisdictions, but exist for a small number of residents nonetheless. According to the 1990 Census, there were 67 units lacking complete plumbing facilities, and 43 units lacking complete kitchen facilities. The majority of these infrastructural insufficiencies occurred in renter households.

6. Housing Costs and Rents

This section discusses resale cost of existing housing, as well as the average rental prices in the City. The information provided was obtained from reliable real estate industry data sources and the 1990 Census.

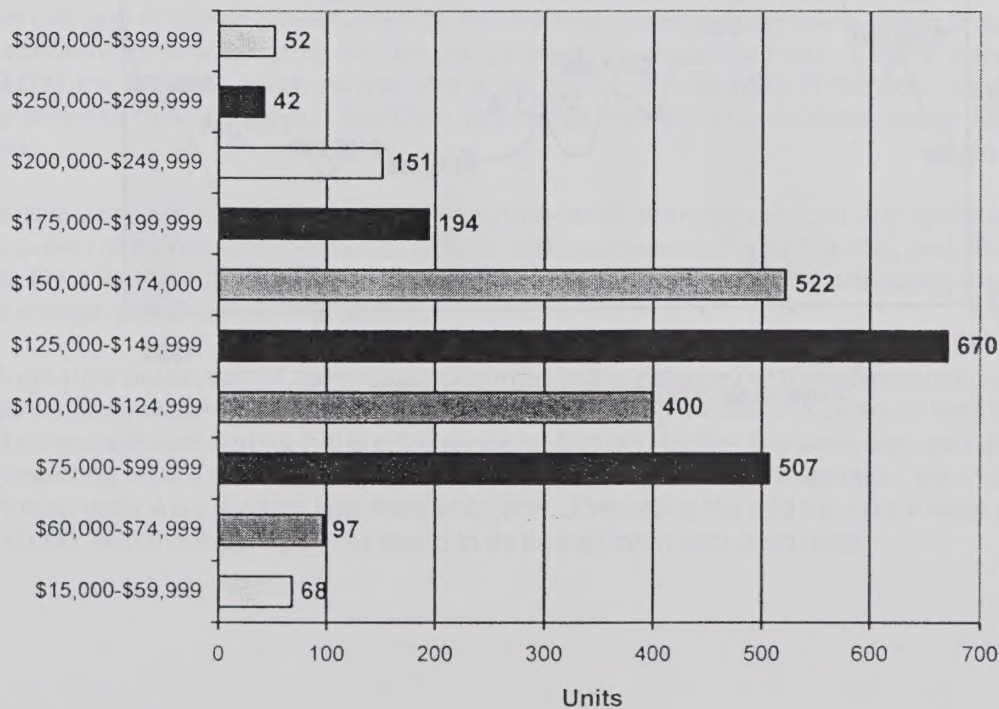
The City of Lake Elsinore, as the rest of Southern California, experienced a drop in existing and new home prices in the early 1990s following a price peak in 1989/90. Table 16 lists the value of existing housing units in the City in 1990. The 1990 Census documents a median housing unit value of \$135,400 in Lake Elsinore, \$3,400 below the 1990 County median of \$138,800. The values indicate that 58.9% of the houses were valued between \$100,000 and \$200,000. Only 9.1% of the house stock was priced at \$200,000 and above.

TABLE 16
HOUSING VALUES 1990
CITY OF LAKE ELSINORE

<i>Price Range</i>	<i>Number of Units</i>	<i>Percent of Total</i>
\$15,000 - \$59,999	68	2.5%
\$60,000 - \$74,999	97	3.6%
\$75,000 - \$99,999	507	18.8%
\$100,000 - \$124,999	400	14.8%
\$125,000 - \$149,999	670	24.8%
\$150,000 - \$174,999	522	19.3%
\$175,000 - \$199,999	194	7.2%
\$200,000 - \$249,999	151	5.6%
\$250,000 - \$299,999	42	1.6%
\$300,000 - \$399,999	52	1.9%
\$400,000 - \$500,000	0	0.0%
\$500,000 +	0	0.0%
Total	2,703	100.0%
Median Value:	\$135,400	

Source: 1990 Census STF 3A.

FIGURE 6
HOUSING UNITS BY PRICE RANGE 1990

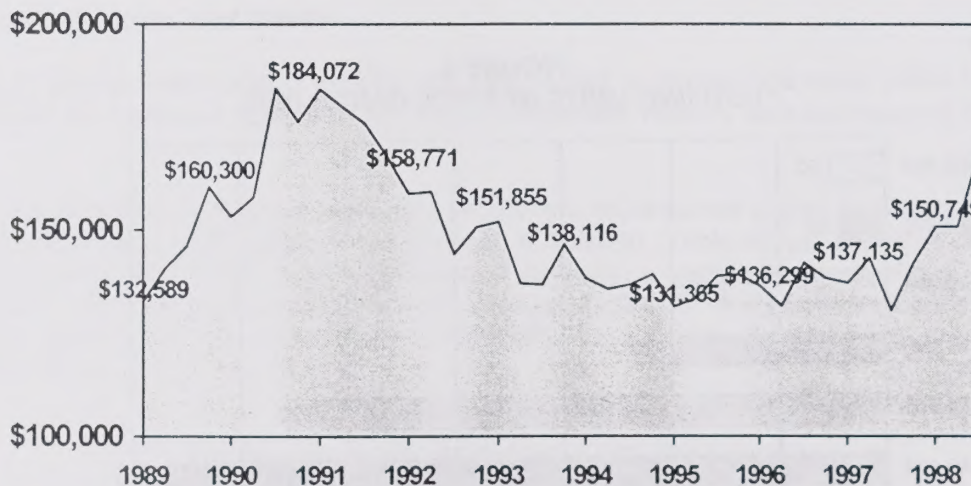


Existing and New Home Price Trends

When looking at housing values, the 1990 Census is useful because it provides a breakdown of price ranges, as well as units within each price range. However, contemporary data is available through countywide surveys gathered by private data firms. Based on an August 2000 survey by Axiom Information Services, Lake Elsinore's median home price is listed at \$135,000. Mirroring the drop in existing and new home prices in the early 1990s following the price peak in 1989/90, the current median home price declined by \$400 from the 1990 Census reporting period. In comparison, Riverside County's median home price was reported to be \$140,000, up 10% from the previous year.

Figure 7 illustrates the pricing trend for new detached homes in Lake Elsinore between 1989-1998. The effect of the recession in the early 1990's can be seen in the decline in housing prices between 1992-1996. Since 1996, however, housing prices have recuperated and have steadily grown to approximately \$150,000 in 1998. Table 17 offers representative housing prices for ten newly built communities in Lake Elsinore. Based on the information available, it appears that the range of prices for new units is above the median housing price in the City, ranging from the mid \$100,000's to low \$200,000. Current housing market reports do not indicate the production of new attached products in the City.

FIGURE 7
AVERAGE PRICE OF NEW DETACHED HOMES 1989-1998



Source: Market Profiles; Stan Hoffman & Associates, November 1999.

TABLE 17
HOUSING PRICES 1999-2000
CITY OF LAKE ELSINORE

<i>Development</i>	<i>Number of Units</i>	<i>Base Price Range</i>	<i>Square Foot Range</i>	<i>Density du/ac</i>
New Attached Products				
--	--	--	--	--
New Detached Products				
S. Shore Reflections	115	\$130,000-\$183,000	1,304-2,364 sq. ft.	5 du/ac
Valtelena	114	\$142,000-\$196,000	2,042-2,742 sq. ft.	7 du/ac
Summerhill Trails	89	\$147,990-\$164,990	1,502-1,913 sq. ft.	4 du/ac
Classics	117	\$155,990-\$177,990	1,857-2,745 sq. ft.	6 du/ac
Summerhill	89	\$160,000-\$193,000	1,780-2,671 sq. ft.	6 du/ac
Tuscan	125	\$169,990-\$190,990	2,051-2,644 sq. ft.	5 du/ac
Castellina	111	\$186,000-\$216,000	2,344-3,221 sq. ft.	5 du/ac
Tuscany Hills/Volterra	164	\$184,950-\$210,950	2,357-3,046 sq. ft.	6 du/ac
Tuscany Hills/Bel Fiore	69	\$203,900-\$224,900	2,680-3,360 sq. ft.	6 du/ac
Tuscany Hills/Tesoro	77	\$228,950-\$245,950	2,811-3,312 sq. ft.	6 du/ac

Source: Competitive Housing Market Report, Riverside County, CA, 2nd Quarter 1999 & 2000, The Meyers Group-Real Estate Information and Consulting Services.

Note: Residential density assumption based on 80% of gross acres.

Table 18A provides representative resale prices for existing condominiums and single-family detached homes between April 1999 and August 2000. The information is presented by number of bedrooms in each unit and is further broken down by square footages associated with resale price range. Among the 23 condominiums sold during the reporting period, the majority of units (52.1%) were priced between \$50,000 and \$56,000, which correspond to the median condo price of \$53,000. Nine condo units were sold between the \$32,000 and \$49,000 price range, representing an approximate 39% of total condo sales.

The data also indicates that a total of 706 single-family homes were sold during the reporting period; comprised of 52 one-bedroom units (7.4%), 180 two-bedroom units (25.5%), and 474 three-bedroom units (67.1%). Nearly all of the homes with less than three bedrooms sold during the reporting period had median prices below \$135,000.

The greatest proportion of home sales occurred in the category of three-bedroom units with the resale price range between \$100,000 and \$199,999, constituting 44.6% (315 units) of total houses sold. Two and three-bedroom homes in the price range of \$50,000 to \$99,999 were also sold at high proportions, representing 18.6% and 15.6%, of total resale units, respectively. In addition, the majority (52%) of one-bedroom units were sold for less than \$100,000. Only 23 of the 473 total units were sold for more than \$200,000, with the majority (78%) found in three-bedroom detached units.

TABLE 18A
REPRESENTATIVE RESALE HOUSING PRICES 1999-2000
CITY OF LAKE ELSINORE

<i>Square Foot Range</i>	<i>Resale Price Range</i>	<i>Median Price</i>	<i>Units Sold</i>	<i>% of Sample</i>
Condominiums				
800-1,258 sq. ft	\$32,000-\$49,999	\$45,000	9	39.1%
900-1,346 sq. ft	\$50,000-\$59,999	\$53,000	12	52.1%
900-1,195sq. ft	\$60,000-\$64,000	\$62,000	2	8.7%
Total			23	100%
One Bedroom				
440-1,636 sq. ft	\$8,000 - \$49,999	\$29,000	17	32.7%
478 -1,248 sq. ft	\$50,000 - \$99,999	\$70,000	27	51.9%
388-1,636 sq. ft	\$100,000-\$199,999	\$127,500	6	11.5%
800-1,395 sq. ft	\$200,000 - \$249,999	\$222,000	2	3.8%
--	\$250,000 +	--	0	0%
Total			52	100%
Two Bedroom				
549 - 1,368 sq. ft	\$8,000 - \$49,999	\$42,000	22	12.2%
528 - 1,790 sq. ft	\$50,000 - \$99,999	\$70,000	110	61.1%
548 - 1,860 sq. ft	\$100,000 - \$199,999	\$129,000	43	23.9%
--	\$200,000-\$249,999	--	0	0%
1,564 - 3,179 sq. ft.	\$250,000 +	\$325,000	5	2.8%
Total			180	100%
Three Bedroom				
558 - 1,890 sq. ft	\$8,000 - \$49,999	\$33,250	10	2.1%
480 - 2,168 sq. ft	\$50,000 - \$99,999	\$80,000	131	27.6%
1,036 - 2,168 sq. ft	\$100,000 - \$199,999	\$131,000	315	66.5%
1,807 - 2,324sq. ft	\$200,000-\$249,999	\$235,000	6	1.3%
1,304-1,753 sq. ft	\$250,000 +	\$322,500	12	2.5%
Total			474	100%
Median Home Price¹:				
\$135,000				
Median Condo Price¹:				
\$53,000				

Source: LA Times Real Estate-Home Prices Dataquick, homes sold during 4/99-8/00 (10/30/00)

¹LA Times-Acxicom Information Services, August 2000 (10/8/00)

Housing prices in Lake Elsinore are significantly lower than in surrounding regions as demonstrated in Table 18B. Lake Elsinore's median home price is \$132,000, which is much lower than its neighboring cities. Lake Elsinore's home prices are lower than the county median, which is \$143,000. Los Angeles county and Orange County exceed Lake Elsinore's median home price by \$79,000 and \$183,000 respectively. Lake Elsinore is providing affordable housing for the rest of the region.

TABLE 18B
MEDIAN HOME PRICES
LAKE ELSINORE AND SURROUNDING
JURISDICTIONS

<i>City</i>	<i>Median Home Price</i>
Lake Elsinore	\$132,000
Corona	\$194,000
Murrietta	\$178,500
Norco	\$206,000
Temecula	\$178,000
<i>County</i>	<i>Median Home Price</i>
Riverside County	\$143,000
San Bernardino County	\$118,000
Los Angeles County	\$211,000
Orange County	\$315,000

Source: Los Angeles Times, September 2000

Table 19 shows the monthly mortgage payment calculated for the average priced existing and new home. This information is useful in determining the affordability of home purchases. In calculating the payments, 10% down and a 30-year mortgage were assumed. The prevailing mortgage rate of 8.5% was used in the calculation. It should be noted that the following monthly payments include a 1% property tax and a 0.25% mortgage insurance payment, which incrementally increase the cost of owning a home an additional percentage over the monthly mortgage cost.

TABLE 19
MONTHLY MORTGAGE PAYMENTS
FOR RESALE AND NEW HOMES
CITY OF LAKE ELSINORE

<i>Interest Rate</i>	<i>8.5%</i>	<i>8.5%</i>	<i>8.5%</i>
Purchase Price	\$75,000	\$120,000	\$170,000
Down Payment	10%	10%	10%
Loan Amount	\$67,500	\$108,000	\$153,000
Monthly Principal and Interest	\$519	\$830	\$1,176
Estimated Monthly Property Tax & Insurance ¹	\$78	\$125	\$172
Total Housing Expense	\$597	\$955	\$1,348
Required Monthly Income	\$2,000	\$3,185	\$4,490
Required Yearly Income	\$24,000	\$38,220	\$53,880

¹ Estimated at 1% property tax and .25% of value for homeowners insurance

Rental Prices

The 1990 Census reports the median contract rent of all rental units in the City at \$572 per month. Table 20 lists the rental ranges per the 1990 Census and the number of units that rented within that particular price range. The table indicates that 66% of one-bedroom units rented for less than \$500, 88% of two bedroom units rented for less than \$570, and 68% of three-bedroom units had monthly rents between \$500 and \$1,000. Overall, the majority (77%) of rental units cost less than \$750 per month.

TABLE 20
RENTS BY NUMBER OF BEDROOMS 1990
CITY OF LAKE ELSINORE

<i>Range</i>	<i>Studio</i>	<i>1 Bedroom</i>	<i>2 Bedroom</i>	<i>3 Bedroom</i>	<i>Total</i>	<i>% Total</i>
\$0-\$499	101	424	270	64	859	34.5%
\$500-\$749	53	190	664	166	1,073	43.0%
\$750-\$999	7	0	101	259	367	14.7%
\$1,000 +	0	0	14	125	139	5.6%
No Cash Rent	0	33	10	12	55	2.2%
Total	161	647	1,059	626	2,493	100.0%

Source: 1990 U.S. Census, STF 3A.

A survey of apartment units in the City was conducted by The Planning Center in October 2000. Table 21 lists the rental ranges of selected units by number of bedrooms. One-bedroom apartment units fall within the \$500 to \$575 per month price range; two-bedroom units within the \$500 to \$775 per month price range; and three-bedroom units within the \$710 to \$815 per month price range. The surveyed apartments contained no studio units or four-bedroom units. Four apartment complexes provided only two-bedroom units and it appears that two-bedroom units are the most prevalent units provided by apartment complexes. There were fewer three bedroom units, which can accommodate larger households without overcrowding.

TABLE 21
RENTAL PRICES OF MARKET UNITS 1999
CITY OF LAKE ELSINORE

<i>Apartment Complex</i>	<i>1 Bedroom Price</i>	<i>2 Bedroom Price</i>	<i>3 Bedroom Price</i>	<i>4 Bedroom Price</i>	<i>Total Units</i>
Morrow Way	\$500	\$575	N/A	N/A	16
Look Out	\$500	\$550	N/A	N/A	20
Sierra Vista	\$515	\$605	\$710	N/A	81
Grand Oaks	\$540	\$640	\$750	N/A	150
North Shore	\$540	\$650	\$775	N/A	32
Walnut Grove	\$550	\$645	\$775	N/A	63
Harbor Grand	\$560	\$660	\$815	N/A	192
Lakeside	\$575	\$650	\$790	N/A	128
Hacienda	N/A	\$675	N/A	N/A	11
Lakeview Village	N/A	\$735	N/A	N/A	40
Lakeshore Villas	N/A	\$775	N/A	N/A	56

Source: City of Lake Elsinore; The Planning Center Survey, October 2000.

Affordability Gap Analysis

The costs of home ownership and renting can be compared to a household's ability to pay for housing, based on the 2000 HUD median income of \$47,400 for the Riverside County area. Table 22 identifies maximum affordable rents and purchase prices by income category for both a family of four and a single person household, based on 30% of income expended. The range of maximum affordable housing costs is adjusted for households with two and three, or more than 4 persons. With respect to rent, renters may be required to pay for water, sewer and trash pickup costs in addition to the usual electric, gas and phone. However, the calculation of the 30% "overpayment guideline" does not include allowance for utilities, which may impose additional costs of between \$50 and \$100 for the renter. Subsequently, the addition of these costs may cause a rental unit that would otherwise be affordable to become a condition of overpayment for the lower-income renter.

TABLE 22
2000 MAXIMUM RENT AND PURCHASE PRICE BY INCOME CATEGORY
CITY OF LAKE ELSINORE

<i>Income Category</i>	<i>Annual Income ¹</i>	<i>Maximum Affordable Rent Payment ²</i>	<i>Maximum Affordable Purchase Price ³</i>
Four Person Household			
Very Low (>50%)	\$23,700	\$593	\$75,000
Low (51-80%)	\$23,701-37,900	\$948	\$120,000
Moderate (81-120%)	\$37,901-56,880	\$1,422	\$170,000
Above Moderate (>120%)	>\$56,881	>\$1,422	>\$170,000
Median	\$47,400		
Single Person Household			
Very Low (>50%)	\$16,600	\$415	\$52,000
Low (51-80%)	\$16,601-26,550	\$664	\$83,000
Moderate (81-120%)	\$26,551-\$39,840	\$996	\$125,000
Above Moderate (120%)	>\$39,841	>\$996	>\$125,000
Median	\$33,200		

¹ Based on HUD income limits, January 2000

² Calculated as 30% of income

³ Assumes 10% down payment, an 8.5% interest rate and 1.25% tax and homeowners insurance.

Source: The Planning Center, 2000

In the case of purchasing, the 30% threshold includes payment on principal and interest, and an assumed 1.25% allocation for taxes and homeowner insurance. In actuality, taxes and insurance may sometimes exceed the assumed 1.25%. A 10% down payment and an 8.5% interest rate is assumed, reflecting 1999/2000 market conditions.

a. Rental Analysis

In Lake Elsinore, it appears as though the market can satisfy the comprehensive rental housing needs for the majority of Lake Elsinore households. With the average rental unit in the City ranging from \$500 to \$660 per month for one- and two-bedroom units in 2000, rental housing in the City can generally be considered affordable for those families annually earning 50% of the County median (\$47,400 in 2000) and above. Rental prices of all size units appear to be within the means of most City residents, with the exception of those families with very low incomes (<50% County median), who can afford a maximum

\$593 monthly payment, which limits them primarily to one- and two-bedroom units, or assisted/tax credit three-bedroom units.

All of the one-bedroom units available were at a maximum price of \$575 or less. HUD and HCD have established that a one-bedroom unit is not acceptable for a four-person family. To avoid overcrowded conditions (more than one person per room, excluding kitchens, bathrooms, hallways, and closets), a family of four must find housing with three rooms or more, making the Lake Elsinore rental market challenging for very low-income families. The majority of the complexes offering two-and three-bedroom units cost above the maximum payment of \$593 for a very low-income four person household. Smaller households in the very low-income category have difficulty in finding affordable housing with the majority of two bedroom units in apartment complexes were priced at approximately \$650 or less per month.

For households in the low-income classification (between 50 and 80% of the median income), the options were greater. For those at the upper end of the affordability range, all of the one, two and three bedroom units in apartment complexes were potentially affordable. All of the rental units in the City appeared to be affordable to households in the moderate-income classification, with the exception of some of the higher-priced single-family rentals.

b. Ownership Analysis

A comparison of the 2000 maximum affordable purchase price with actual housing values indicates that older, resale housing in the City is generally affordable to all income groups. Households in the very low-income category will find limited opportunities, particularly larger households.

Table 18A shows that almost 85% of the one-bedroom units, almost 40% of the two bedroom units, and 10% of the three bedroom units were affordable to lower income households. A number of these units may actually be mobile homes. Based on HUD and HCD's definition of overcrowding, the inventory of resale stock suitable for a larger family is reduced to two and three bedroom units. However, the median priced two-bedroom house was \$76,500 in (November 2000) which is affordable to those households earning more than 50% of the County median. Almost all of the available resale stock in the City is within the affordability limits of low-income households (50% to 80% of the median County income).

The new housing stock catered primarily to moderate income households, although larger homes, those over approximately 2,500 square feet or more, are only affordable to above-moderate income households, whether new or existing stock. It is anticipated that the housing market will provide sufficient housing stock for moderate and above moderate households. Homeownership opportunities for low-income households should be increased (through down payment assistance, tax credits, silent second mortgages, etc.) to maximize the wealth of existing older units in the City available at affordable prices.

III. HOUSING NEED

A. EXISTING NEEDS

State housing policy recognizes that cooperative participation of the private and public sectors is necessary to expand housing opportunities to all economic segments of the community. A primary State goal is the provision of decent housing and a suitable living environment for Californians of all economic levels. Historically, the private sector generally responds to the majority of the community's housing needs through the production of market-rate housing. However, the percentage of the population on a statewide basis who can afford market rate housing is declining.

1. Overcrowding

In response to higher housing prices, lower income households must often be satisfied with smaller, less adequate housing for the available money. This may result in overcrowding. Overcrowding places a strain on physical facilities, does not provide a satisfying living environment, and can have a multiplier effect on local neighborhoods.

The Bureau of Census defines overcrowded housing units as "those in excess of one person per room average." Overcrowding is often reflective of one of three conditions:

1. Either a family or household is living in too small a dwelling;
2. Familial household includes extended family members (i.e., grandparents or grown children and their families living with parents, termed doubling); or
3. A family is renting living space to non-family members.

Whatever the cause, overcrowding is symptomatic of greater affordability issues. Some examples of when lack of affordability promotes overcrowded conditions include:

- *Large households unable to afford larger dwellings that must then move into smaller than acceptable units;*
- *Older children wishing to leave home who are prohibited from doing so because they cannot qualify for a home loan and/or are unable to make rental payments; or*
- *Grandparents or elders on fixed incomes who are unable to afford housing suitable for their physical handicaps, and must often move in with their grown children and families.*

In Lake Elsinore, overcrowding affects approximately 12.6% of all households: 7.8% of all owners and 19.3% of all renters lived in overcrowded conditions, according to the 1999 SCAG RHNA estimates. It is anticipated, however, that the number of overcrowded households in the City may rise in coming years in response to regional housing market pressures, whereby Lake Elsinore will share responsibility for housing the projected Riverside County residents through 2010. Table 23 describes overcrowding in Lake Elsinore for both owners and renters by income category.

When analyzed by tenure, overcrowding is a more predominant condition among lower income (less than 80% of median income) renter occupied households, representing an approximate 23% (N=491) of total lower income renter households, whereas only 6% (N=93) of total lower income owner households were affected. In the very low-income level (less than 50% of median income), all overcrowded

households were comprised of renter households. At the low-income category (50% to 80% of median income), 11% of renter households and 6% of owner households were overcrowded. In contrast, among moderate income (80% to 95% of median income) and above-moderate-income (greater than 95% of median income) level, more owner households were overcrowded. While only 5.5% of moderate-income renters were experiencing overcrowding, approximately 10% of owners in this category experienced overcrowding. At the above moderate income level, 118 renters and 204 owners experienced overcrowding. Although the number of both renters and owners reported may seem high, they represent only 3.1% and 5.4% of total above moderate households.

TABLE 23
OVERCROWDING IN LOWER INCOME HOUSEHOLDS 1999
CITY OF LAKE ELSINORE

<i>Income Category</i>	<i>Renters</i>	<i>Owners</i>	<i>All Households</i>
TOTAL – LESS THAN 50%	1,339	790	2,129
Number with Overcrowding	324 (15.2%)	0	324 (15.2%)
TOTAL – 50% TO 80%	796	705	1,501
Number with Overcrowding	167 (11%)	93 (6%)	260 (17%)
TOTAL – 80% TO 95%	291	512	803
Number with Overcrowding	44 (5.5%)	81 (10.1%)	125 (15.6%)
TOTAL – GREATER THAN 95%	955	2,812	3,767
Number with Overcrowding	118 (3.1%)	204 (5.4%)	322 (8.5%)
TOTAL – ALL HOUSEHOLDS	3,381	4,819	8,200
Number with Overcrowding	653 (19.3%)	378 (7.8%)	1,031 (12.6%)
Lower Income Households with Overcrowding ¹	491 (23%)	93 (6%)	584 (16%)

Source: SCAG RHNA Report, December 1999

¹ Households with less than 80 percent of median income.

2. Households Overpaying for Housing

Consistent with HUD's "threshold of overpayment" definition, California's housing administration has determined that, "*Affordable housing costs with respect to very low, low and moderate income households shall not exceed 30% of gross household income.*" (Health and Safety Code, Section 50052.9). That is, when households must exceed 30% of their incomes for rent or mortgage payments, they are left with insufficient funds for other necessities, such as food, health care, clothing, and utilities.

State housing policy recognizes that cooperative participation of the private and public sectors is necessary to expand housing opportunities to all economic segments of the community. A primary State goal is the provision of decent housing and suitable living environment for Californians of *all* economic levels.

Exceeding 30% of income for rent or mortgage may cause a series of related financial problems, and can result in a deterioration of housing stock, because costs associated with maintenance must be sacrificed for more immediate expenses (e.g. food, clothing, medical care, and utilities). Elderly and fixed income households are particularly sensitive to overpayment. Overpayment also promotes overcrowding, which leads to a variety of problems, from accelerating the rate of deterioration, to children's decreased performance in school, to code enforcement issues. HUD recognizes, however, that upper-income households are generally more able to secure housing within their budgets, and are

more capable of paying a larger proportion of their income for housing. Therefore, housing overpayment estimates usually focus on lower income groups.

The Southern California Association of Governments (SCAG) has prepared a 1999 Regional Housing Needs Assessment (RHNA) in which it identifies housing overpayment for lower income households. Lower income households are those earning less than 80% of the County median income. Table 24 shows that there were 2,171 households or 60% of the City's total estimated 3,630 lower income households overpaying for housing in 1999.

Overpayment among renters is more prominent among lower income households. Very low-income renters (less than 50% of median county income) are affected the most severely, with nearly 80% overpaying for housing. Similarly, a majority (57%) of the low-income households (50% to 80% of median income) also overpaid. Additionally, approximately 40% of moderate-income (80-95% of median income) renter households overpaid. However, above moderate income renters were not affected as severely, with only 2% overpaying for housing.

In owner households, the incidence of overpayment is highest among the very low and moderate-income homeowners. Over 50% of very low-income homeowners and 45% of moderate-income owners overpaid. In comparison, 36% of low income and 27% of above moderate-income owners were overpaying for housing.

Although the Lake Elsinore rental market is not unreasonable, the data above reflect the continued need for affordable rental housing in the City, particularly for Very Low income households.

TABLE 24
OVERPAYMENT IN LOWER INCOME HOUSEHOLDS 1999
CITY OF LAKE ELSINORE

<i>Income Category</i>	<i>Renters</i>	<i>Owners</i>	<i>All Households</i>
TOTAL – LESS THAN 50%	1,339	790	2,129
Number with Overpayment	1,063 (79%)	402 (51%)	1,465 (69%)
TOTAL – 50% TO 80%	796	705	1,501
Number with Overpayment	454 (57%)	252 (36%)	706 (47%)
TOTAL – 80% TO 95%	291	512	803
Number with Overpayment	117 (40%)	232 (45%)	349 (43%)
TOTAL – GREATER THAN 95%	955	2,812	3,767
Number with Overpayment	22 (2%)	773 (27%)	795 (21%)
TOTAL – ALL HOUSEHOLDS	3,381	4,819	8,200
Number with Overpayment	1,656 (49%)	1,659 (34%)	3,315 (40%)
Lower Income Households with Overpayment¹	1,517 (71%)	654 (44%)	2,171 (60%)

Source: SCAG RHNA Report, December 1999

¹ Households with less than 80 percent of median income.

A distinction between renter and owner housing overpayment is important to consider. While homeowners may choose to allocate a higher percentage of their disposable monthly income on housing costs, this allocation is justified in light of investment qualities of ownership. New or young owner households may overextend themselves financially to afford a home purchase, but the owner maintains the option of selling the home and may realize tax benefits and/or appreciation in value. Overpayment among the moderate and above moderate income categories is not much of a concern.

Renters, on the other hand, are limited to the rental market, and are generally required to pay the rent established by that market. The discrepancy between renter and owner households is largely reflective of the tendency for year-round renter households to have lower incomes than their owner counterparts.

3. Special Needs Groups

State Housing Law requires that the special needs of certain disadvantaged groups be addressed. These households typically experience difficulty in securing decent, affordable housing, and are not well guarded under market conditions. The needs of the elderly, handicapped, large families, female heads of household, the homeless and farm workers are addressed below:

a. Elderly Persons

With changing national, state, and local demographics that indicate an increasing elderly (65+) population, the special housing needs of the elderly are an important concern in Lake Elsinore. This is especially true since many retired persons are likely to be on fixed low incomes, at greater risk of impaction, or housing overpayment. In addition, the elderly maintain special needs related to housing construction and location. The elderly often require ramps, handrails, lower cupboards and counters to allow greater access and mobility. In terms of location, because of limited mobility, the elderly also typically need access to public facilities (i.e., medical and shopping) and public transit facilities.

Mature citizens also may need special security devices for their homes to allow greater self-protection. In many instances, the elderly prefer to stay in their own dwellings rather than relocate to a retirement community, and may require assistance with home repairs and manual house/yard work. In general, every effort should be made to maintain their dignity, self-respect, and quality of life.

Finding reliable means of transportation to medical appointments, senior centers, meal sites and shopping remain as serious problems for seniors. Many seniors lack private transportation due to physical or financial limitations.

As reported in the 1990 Census data, 1,527 residents, or 8.3% of the total population, were 65 years of age or older. According to the 1990 Census data, there were 952 elderly owner and 239 elderly renter households. Table 25 shows the number and percent of elderly persons in Lake Elsinore (65+) with mobility and/or self-care limitations (considered frail). Either or both of these conditions may indicate a need for supportive housing.

Approximately 14% of the elderly population is in need of either transportation or comprehensive health care assistance. To the extent that some of this particular special needs group may also have financial limitations, this Housing Element will describe policies and programs for their assistance.

TABLE 25
ELDERLY MOBILITY AND/OR SELF-CARE LIMITATIONS 1990
CITY OF LAKE ELSINORE

<i>Mobility and Self-Care Status</i>	<i>Male</i>	<i>% of Total Males (65+)</i>	<i>Female</i>	<i>% of Total Females (65+)</i>	<i>Total</i>	<i>% of Total Pop (65+)</i>
Mobility Limitation Only	32	4.6%	63	7.5%	95	6.2%
Self-Care Limitation Only	7	1.0%	9	1.1%	16	1.0%
Both-Mobility and Self-Care Limitation	25	3.6%	75	8.9%	100	6.5%
Total with Limitation	64	9.3%	147	17.5%	211	13.8%
Total (65+)	689	100%	838	100%	1,527 ¹	100%

Source: 1990 Census, STF 3A.

¹Total City population is 18,316. Proportionally, 1,527 represents 8.3% of total population.

b. Large Families

The 1990 Census reported 1,022 households in the City of Lake Elsinore with five or more persons. Large family households require special consideration because they generally require larger dwellings with sufficient rooms to meet their housing needs without overcrowding. But households with five or more persons often face income limitations, and can experience difficulty securing adequate housing suitable for their expanded needs.

Difficulties in securing housing large enough to accommodate all members of a household are typically heightened for renters, because multi-family rental units are generally smaller than single-family units. Although the apartment complexes in the Lake Elsinore offering three and four-bedroom models are not extensive, the rental prices for these units range anywhere from \$650 to \$815, which is below the four person low income household's maximum ability to pay (maximum affordable rent of \$948). Most of the rental stock in the City is affordable to the majority of low-income households, and do not appear to be a significant problem for the large households.

Table 26 reveals tenure of housing units by number of persons in the unit. The table shows that numerically, large households are more prevalent among renter households than among owner households. Approximately 15% of owner-occupied households (N=519) were comprised of five or more persons in a unit, and about 20% (N=503) of renter-occupied households consisted of five or more members.

TABLE 26
LARGE HOUSEHOLDS BY TENURE 1990
CITY OF LAKE ELSINORE

<i>Number of Persons in Unit</i>	<i>Owner Occupied</i>	<i>Percent¹</i>	<i>Renter Occupied</i>	<i>Percent²</i>	<i>Total Occupied Units</i>	<i>Percent³</i>
Five	300	8%	321	13%	621	10%
Six	116	3%	98	4%	214	4%
Seven or More	103	3%	84	3%	187	3%
Total	519	15%	503	20%	1,022	17%

¹ Total owner occupied units is 3,565. Percent of all owner-occupied units calculated on this figure.

² Total renter occupied units is 2,501. Percent of renter-occupied units calculated on this figure.

³ Total occupied units is 6,066. Percent of total occupied units calculated on this figure.

Source: 1990 Census, STF 3A.

c. Female-headed Households

Female-headed households are a special needs group because they have lower rates of homeownership, lower incomes, and higher poverty rates than other family compositions. According to the 1990 Census, there were 708 female-headed households in the City, representing approximately 12% of the total population. The 2000 Census reported that the proportion of female-headed households has increased slightly to 14% (1,221).

In 1990, however, the majority (70%) of the female-headed population did not have children under 18 years of age. By 2000, only 29% did not have children under 18 years of age. Female-headed households with children under 18 years of age experience higher poverty rates and may need greater assistance.

TABLE 27
FEMALE HEADS OF HOUSEHOLDS 1990-2000
City of Lake Elsinore

<i>Household Type</i>	<i>1990</i>	<i>% of Total Households</i>	<i>2000</i>	<i>% of Total Households</i>
Female Headed Households (no children under 18)	495	8.2%	360	4.1%
Female Headed Households with Children under 18	213	3.5%	861	9.8%
Total Female Headed Households	708	11.7%	1,221	13.8%

¹ Total number of households in the City in 1990 is 6,066 and 8,817 in 2000. The percent of total households is calculated on this figure.

Source: 1990 Census, STF 3A.

d. Disabled Persons

Access and affordability are the two major housing needs of disabled persons. Access is particularly important for the physically disabled. Physically disabled persons often require specially designed dwellings to permit access within the unit, as well as to and from the site. California Administrative Code Title 24 sets forth access and adaptability requirements for the physically handicapped (disabled). These regulations apply to public buildings such as motels, employee housing, factory-built housing and

privately funded, newly constructed apartment houses containing five or more dwelling units. The regulations also require that rampways, larger door widths, restroom modifications, etc., be designed to enable free access to the handicapped. Such standards, however, are not mandatory for new single-family residential construction.

The disabled, like the elderly, have special needs with regard to location. There is typically a desire to be located near public facilities, and especially near public transportation facilities that provide service to those who rely on them.

Table 28 shows that 621 persons in the City of Lake Elsinore had mobility and/or self-care limitations. The mobility or self-care limitation does not necessarily translate into a need for specially constructed housing units, making it difficult to estimate the number of disabled persons in need of housing.

Approximately 410 residents, or 66% of total persons reporting a mobility or self-care limitation, were of working age (16 to 64 years). Of this population, 98 residents, or approximately 24% had mobility limitations; 200 residents, or approximately 49% had self-care limitations; and 112 residents, or approximately 27% had both mobility and self-care limitation. Based on 1990 information, it appears that among the prime working age population, the greatest need exists for comprehensive health care assistance at 49%, exceeding the proportions for the need of transportation assistance (24%) by slightly more than two-fold. The elderly population (65+), as discussed previously in section under "Elderly Persons" comprised 34% (N=211) of total persons reporting a mobility and/or self-care limitation.

TABLE 28
PERSONS REPORTING A MOBILITY OR SELF-CARE LIMITATION
CITY OF LAKE ELSINORE

	<i>Persons 16-64</i>	<i>Percent</i>	<i>Persons 65+</i>	<i>Percent</i>	<i>Total</i>	<i>Percent</i>
Mobility Limitation Only	98	23.9%	95	45%	193	31.1%
Self-Care Limitation Only	200	48.8%	16	7.6%	216	34.8%
Both Mobility and Self-Care Limitation	112	27.3%	100	47.4%	212	34.1%
Total with Limitation	410 (2.2%)	66%	211	34%	621	100%
Total Age Distribution	18,285					

Refer to table "Age Distribution," column titled "1990," row titled "Total" for this number.
Source: 1990 U.S. Census, STF 3A

e. Homeless Population

The Regional Housing Needs Assessment (RHNA) produced by SCAG defines homelessness as:

1. Persons who are living or staying in emergency shelters;
2. Persons who sleep outside, in makeshift shelter, in cars or transportation areas such as bus or train terminals;
3. Persons who are considered "at risk" (i.e., doubled-up, in marginal circumstances, motel population with limited stay or general relief recipients whose payments have been canceled due to "no forwarding address").

Enumerating the homeless population is difficult because of the transient nature of this population as well as the existence of hidden homeless or persons who move around in temporary housing situations (e.g. doubling up with another household). However, during the period of July 1996 through June 30, 1997, there were an estimated 8,820 persons in Riverside County who were known to be homeless during part or all of the year, according to the 1998 Riverside County Local Emergency Shelter Strategy Report. There were an additional number of homeless persons who were not known and therefore not counted. Data gathered through the Emergency Cold Weather Shelters estimates the following distribution of homeless persons in Lake Elsinore presented in Table 29A. The family data is gathered through the Department of Social Services, which contacts homeless families through the Supplemental Payments to Families on or eligible for the AFDC program.

**TABLE 29A
DISTRIBUTION OF HOMELESS IN
LAKE ELSINORE**

Families	104
Single Males	80
Single Females	23
Individuals	390

Source: 1998 Riverside County Local Emergency Shelter Strategy (LESS)

There are numerous factors that contribute to homelessness in Lake Elsinore and Riverside County. Difficulties in obtaining employment, insufficient education, mental illness, and substance abuse are a few of the more traditional factors. During the past 15-20 years, new factors, however, are emerging that significantly contribute to homelessness.

The trends that are largely responsible for the rise in homelessness are a growing shortage of affordable housing, and a simultaneous growth in the population of low-income renters, which has correlated with high demand and shrinking supply. Each of these factors could potentially exacerbate any of the traditional conditions, but may increasingly become stand-alone causes of homelessness. The general homeless population, consisting of families, single men and women, and unaccompanied youth in Riverside County have the following characteristics:

- The homeless account for almost 1% of the total population of the County;
- The Inland Empire, northwestern Riverside and southwestern San Bernardino Counties, as a comprehensive area, is ranked Number 154 for housing affordability in a rent survey involving 173 communities throughout the nation.
- Based upon the 1995 Department of Community Action needs assessment and data provided by the State of California Report, it is estimated that the number of people living at or below the poverty line is between 150,000 and 200,000 in Riverside County.

The large numbers of homeless persons, the rising cost of housing, and the number of persons living in poverty combine to create a serious potential for homelessness.

In response to the growing needs of the homeless population in Riverside County, the Continuum of Care process (COC) began in 1994. The Department of Community Action established a Continuum of Care Workforce in 1998, and a written strategy was refined. The City of Lake Elsinore is included within the COC geographic area B.

Despite the overwhelming need for emergency shelters in Riverside County, there are only a total of 473 full time shelter beds available in the entire region. Each year, between the period of November 1 through March 31 the Emergency Cold Weather Shelter Program (ECWSP) provides emergency shelter for homeless persons who cannot gain admittance into a regular full time shelter. California National Guard Armories are used for the ECWSP, as well as other suitable facilities as needed. The Riverside and Indio armories, each with a bed capacity of 125, are operated under this program for an average of 90 nights, providing a total capacity of approximately 25,000 shelter bed nights. The use of the two armories was extended through 1999. Three National Guard Armories were closed in 1997, which impacts the shelter providing community and the homeless. The County of Riverside, through its Department of Social Services, contracts with local community based organizations to provide the program in each appropriate location.

Although the City's current Zoning Ordinance does not specifically address Emergency Shelters or Transitional Housing, these uses are deemed consistent with similar uses allowed under Section 17.24.030.D (R-2 – Medium Density Residential District) via a conditional use permit. The City's process and requirements to conditionally permit emergency shelters and transitional housing are no more restrictive than similar non-homeless facilities such as hotels. Furthermore, the City is investigating amending the Zoning Code in 2002 to specifically allow uses such as Homeless Emergency Shelters and Transitional Housing via a conditional use permit within the R-2 and R-3 zones. Table 29B illustrates future proposed considerations to accommodate homeless facilities.

Additionally, churches have a long-standing history of providing services and shelter for the homeless. Churches, temples, mosques, and other places of worship are explicitly permitted via a conditional use permit within the R-2 and R-3 zones in the current Zoning Code. Accordingly, the City will encourage local churches to provide temporary or permanent shelter for the City's homeless population.

TABLE 29B
POTENTIAL FUTURE LAND USE ACCOMMODATIONS
FOR HOMELESS FACILITIES IN LAKE ELSINORE

Residential Zone	Permitted	Conditional Use Permit ¹	Not Permitted
R-R – Rural Residential District			×
R-E – Estate Single Family Residential			×
R-H – Hillside Single Family Residential			×
R-1 – Single Family Residential			×
R-2 – Medium density Residential		×	
R-3 – High Density Residential		×	
Mobile Home community District			×

¹ Emergency Shelters and Transitional Housing are deemed consistent with similar uses allowed under Section 17.24.030.D (R-2 – Medium Density Residential District) of the City's Zoning Ordinance and, therefore, allowed via a conditional use permit. A potential amendment to the Zoning Ordinance would specifically name such homeless facilities are uses permitted via a conditional use permit in zones R-2 and R-3.

Source: City of Lake Elsinore Planning Division

f. Farmworkers

In 1990, 157 persons, representing an approximate 2% of Lake Elsinore residents were employed in agriculture industry. According to the City of Lake Elsinore Demographic, Economic, and Quality of Life Data Report compiled in September 2000, the positions in agriculture industry dropped to 88 in 1999, constituting an approximate 1% of the City's total employment base. Historically, Lake Elsinore's economy was linked to tourism, not agriculture; additionally, with the changes in the economy to service and manufacturing oriented sectors, the significance on the agriculture industry does not exist. Therefore, there is no apparent or explicit need for farm worker housing.

Table 30A presents a summary of the existing housing needs for the City of Lake Elsinore. Table 30B correlates the existing housing needs with the City's housing programs (see Table 50).

TABLE 30A
SUMMARY OF EXISTING HOUSING NEEDS
CITY OF LAKE ELSINORE

<i>Overpaying Households</i>		<i>Special Needs Group</i>	
Renter		Elderly Persons	1,527
Very Low Income (less than 50%)	1,339	Elderly Homeowner Households	952
Low Income (50%-80%)	796	Elderly Renter Households	239
Moderate Income ¹ (80%-95%)	291	Disabled Persons	1,079
Moderate and Above ² (more than 95%)	955	Large Households	1,022
Owner		Female Headed Households	1,221
Very Low Income	790	Female Headed Households with Children	861
Low Income	705	Farmworkers	N/A
Moderate Income ¹	512		
Moderate and Above ²	2,812		
Total	8,202		
<i>Overcrowding</i>		<i>Units At-Risk/ in Need of Repair</i>	
Renter	651	Units At-Risk	0
Owner	378	Units in Need of Repair ³	1,290
Total	1,029		

¹ Between 81% and 120% Median Family Income

² Above 120% of Median Family Income.

³ This figure represents units estimated to be substandard according to the Riverside County Consolidated Plan.

Source: SCAG RHNA99 for City of Lake Elsinore; 1990 Census; 2000 Census

**TABLE 30B
EXISTING HOUSING NEEDS AND HOUSING PROGRAMS
CITY OF LAKE ELSINORE**

EXISTING NEED GROUP	HOUSING AVAILABILITY AND PRODUCTION					ASSIST IN DEVELOPMENT OF AFFORDABLE HOUSING							CONSERVE AND IMPROVE EXISTING AFFORDABLE HOUSING				REMOVAL OF GOVERNMENTAL CONSTRAINTS			EQUAL HOUSING OPPORTUNITY	ENERGY CONSERVATION OPPORTUNITIES		HOUSING ELEMENT MONITORING AND REPORTING
	Land Use Element/Development Code, Site Availability	Sites for Homeless and Emergency and Transitional Shelters	Density Bonus	Public Services and Facilities	Environmental Review	Lake Elsinore Redevelopment Agency and Private Developers	Multi-family Acquisition	County of Riverside Housing Authority and Economic Development Agency Programs	Riverside County Housing Authority	Section 202 Elderly or Handicapped Housing	Low-Income Housing – Non-Market Rate Housing in Market Rate Rental Projects (LIHTC)	Emergency Shelter Grant Program	Preservation of Existing and Future Affordable Units	HUD Foreclosure Homes	Senior Repair Program	Code Enforcement	Priority Processing for Affordable Housing or Special Features	Land Availability	Modify Development Fees	Equal Housing Opportunity	Public Education	Title 24 Administrative Code	Annual Housing Progress Report
OVERPAYING HOUSEHOLDS																							
Renter	×		×	•	•		×	×	×		×		×			•	×	×	×	×	•	•	•
Owner	×		•	•	•	×		×			×			×		•	×	×	×	×	•	•	•
OVERCROWDED HOUSEHOLDS																							
Renter	×		×	•	•		•		•		•		•			•	•	×	•	×	•	•	•
Owner	×		•	•	•	•					•			•		•	•	×	•	×	•	•	•
ELDERLY HOUSEHOLDS																							
Renter	•		×	•	•		•	•	•	×	•		•			•	×	•	×	×	•	•	•
Owner	•		•	•	•	•		•		×	•			•	×	•	×	•	×	×	•	•	•
DISABLED HOUSEHOLDS																							
Renter	•		×	•	•		•	•	•	×	•		•			•	×	•	•	×	•	•	•
Owner	•		•	•	•	•		•		×	•			•		•	×	•	•	×	•	•	•
LARGE HOUSEHOLDS																							
Renter	•		×	•	•		•	•	•		•		•			•	•	•	•	×	•	•	•
Owner	•		•	•	•	•		•			•			•		•	•	•	•	×	•	•	•
FEMALE-HEADED HOUSEHOLDS																							
Renter	•		×	•	•		•	•	•		•		•			•	•	•	•	×	•	•	•
Owner	•		•	•	•	•		•			•			•		•	•	•	•	×	•	•	•
HOMELESS																							
Homeless		×							×			×								×			

NOTES & KEY: × - Indicates a strong relationship between program activities and objectives and existing needs group. • - Indicates a potential or indirect relationship between program activities and objectives and existing needs group.

* Farmworkers are not listed in this table due to the lack of need for farmworker housing.

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B. GROWTH NEEDS

The following analysis of current City housing conditions presents housing needs and concerns relative to various segments of the population

Several factors will influence the degree of demand, or "need," for new housing in Lake Elsinore in the coming years. The four major needs categories considered in this element include:

- Housing needs resulting from population growth, both in the City and the surrounding region;
- Housing needs resulting from the overcrowding of units;
- Housing needs that result when households are paying more than they can afford for housing; and
- Housing needs of "special needs groups" such as elderly, large families, female-headed households, households with a disabled person, and the homeless.

Demographic and market conditions analysis indicates that the number of households at the extreme ends of the income spectrum will continue to grow ("polarization of income" phenomenon), while the traditional middle income segments' participation in the housing market will decline both in size and activity.

In terms of specific housing needs, assistance for first time homebuyer opportunities will become critical for the low and moderate-income population in achieving home ownership. Lower income groups will need the most assistance in meeting the increasingly higher cost burdens associated with owning a home. However, although new homes are for the most part above the financial attainment of lower income households, there are extensive homeownership opportunities for lower and moderate-income households in the City's existing stock of older resale homes. In terms of rental households, there appears to be a need for additional rental resources with three bedrooms at rates affordable to lower income households.

1. Overview of the SCAG Regional Housing Needs Assessment

The fair share allocation process begins with the State Department of Finance's projection of Statewide housing demand for a five year period, which is then apportioned by the State Department of Housing and Community Development (HCD) among each of the State's official regions. The regions are represented by an agency typically termed a Council of Government (COG). In the six county Southern California region, which includes Lake Elsinore and all other incorporated cities and unincorporated areas of Riverside County, the agency responsible for assigning these fair share targets to each jurisdiction is the Southern California Association of Governments (SCAG). In the current RHNA Cycle, SCAG delegated the responsibility to assign regional shares among its member jurisdictions to the Western Riverside Council of Governments (WRCOG).

A local jurisdiction's "fair share" of regional housing need is the number of additional dwelling units that will need to be constructed during a given seven-year planning period. SCAG estimates each jurisdiction's future housing need in terms of four factors:

1. The number of units needed to accommodate forecasted household growth;
2. The number of units needed to replace demolitions due to attrition in the housing stock (i.e., fire damage, obsolescence, redevelopment and conversions to non-housing uses);

3. Maintaining an ideal vacancy rate for a well-functioning housing market; and
4. An adjustment to avoid an over-concentration of lower-income households in any one jurisdiction.

HCD recommends a flat rate factor of 0.2% for replacement of units, which may be demolished, converted to non-residential uses, or lost from the housing stock through other actions. The ideal vacancy rates are typically between 3% and 5% of the housing stock. Avoiding over-impaction was accomplished in 1998 by moving each jurisdiction's fair share allocation 25% of the way toward the regional average proportion of lower income households, with the ultimate goal of achieving a regional "zero sum" of housing distribution across income levels.

The new construction need must be allocated to four household income categories used in Federal and State programs: Very Low; Low; Moderate; and Above Moderate Income, defined operationally as households earning up to 50%, 80%, 120% and more than 120% of the Riverside County median income, respectively. The allocations are further adjusted to avoid an over-concentration of lower income households in any one jurisdiction. The fair share allocation must also consider the existing "deficit" of housing resulting from lower income households that pay more than 30% of their incomes for housing costs. As discussed earlier, this is the threshold used by the Federal government to determine housing affordability.

2. The 1998-2005 Lake Elsinore Fair Share Estimate

SCAG's Regional Growth Forecast

In the process of making jurisdiction-specific allocations, Councils of Government must consider market demand for housing, employment opportunities, the availability of suitable sites and public facilities, commuting patterns, type and tenure of housing need, and the housing need of farm workers. These factors are all explicitly taken into account in the preparation of SCAG's regional growth forecast, which is the basis not only for the Regional Housing Needs Assessment, but also for the Air Quality Management Plan (prepared by the South Coast Air Quality Management District) and the Regional Transportation Plan. The regional forecast of population, household and employment growth is developed every few years by SCAG using sophisticated computer models.

The Estimate of Future Housing Need

TABLE 31
LAKE ELSINORE FAIR SHARE HOUSING NEEDS 1998 – 2005¹
CITY OF LAKE ELSINORE

<i>Total Adjusted Need¹</i>	<i>Very Low (26.0%)</i>	<i>Low (17.0%)</i>	<i>Moderate (22.0%)</i>	<i>Above Moderate (35.0%)</i>
3,763	978	639	829	1,317

¹ The 7 ½ year planning period is January 1, 1998 to June 30, 2005
Source: Regional Housing Needs Assessment, SCAG 1999

IV. HOUSING CONSTRAINTS AND RESOURCES

This section of the Housing Element examines the constraints that could hinder the City's achievement of its objectives and the resources that are available to assist in the production, maintenance and improvement of the City's housing stock.

A. CONSTRAINTS

1. Governmental Constraints

Governmental constraints are policies, development regulations, standards, requirements or other actions imposed by the various levels of government upon land and housing ownership and development. Although Federal and State agencies play a role in the imposition of governmental constraints, the actions of these agencies are, for the most part, beyond the influence of local government and are therefore not addressed in this document. Apart from federally determined interest rates and State Building Codes, most governmental constraints are local. Land use controls, building codes, processing procedures, and development fees are all factors that may constrain the maintenance, improvement and/or development of housing in the City.

State requirements can also add to governmental constraints. Under State law, every city must have a General Plan establishing policy guidelines for all development within the City. The General Plan is the foundation of all land use controls in a jurisdiction.

a. Land Use Controls

General Plan

Every City in California must have a General Plan, a document establishing policy guidelines for all development within the City. The General Plan is the foundation of all land use controls in a jurisdiction. The Land Use Element identifies the location, distribution and density of land uses in the City. In implementing the General Plan, the City of Lake Elsinore utilizes a number of planning tools including the Specific Plan, Zoning Regulations, and Subdivision Ordinance. With these documents, the City establishes more specific development standards, allowable uses, and limitations. The Lake Elsinore General Plan provides for seven residential land use designations in the City. General Plan residential densities are expressed as dwelling units per acre (du/ac). Table 32 illustrates General Plan residential land use categories.

IV. Housing Constraints and Resources

**TABLE 32
GENERAL PLAN RESIDENTIAL LAND USE CATEGORIES
CITY OF LAKE ELSINORE**

<i>Designation</i>	<i>Description</i>	<i>Max Density Range</i>
Mountainous	Provides for residential development in areas containing steep slope, rugged terrain, limited or no access, and limited public services and utilities. Residential uses would be characterized by large rural estate lots, with significant permanent open space areas. This designation has primarily been applied in the mountainous terrain within the sphere of influence. The population density for this category would be approximately 2.8 persons per ten acres based on an average household size of 2.8 persons per dwelling unit.	1 du/10 ac max
Very Low Density	Provides for residential development in a rural setting and is characterized by single-family homes on one-half acre or larger lots. Clustered single-family development is also intended within this category. The population density for this category could be as high as 1.4 persons per acre, assuming an average household size of 2.8 persons per dwelling unit.	0.5 du/ac max
Low Density	Provides for quality single family homes in either standard subdivision form or innovative designs. Low density has been located in some areas where services are not immediately available but can be extended without causing substantial over-extension of facilities. The population density within this category could be as high as 8.4 persons per acre, based on an average household size of 2.8 persons per unit.	3 du/ac max
Low Medium Density	Provides for quality single family homes in either standard subdivision form or innovative designs. The population density within this category could be as high as 16.8 persons per acre, based on an average household size of 2.8 persons per unit.	6 du/ac
Medium Density	Provides for a wide range of residential development types including attached and detached single-family units at the lower end of the range and multiple family units at the higher end of the density range. Typically provides a transitional buffer between Low Medium Density and High Density or Commercial and Office uses. Medium Density is located in some areas where services are not immediately available but can be extended without causing substantial over-extended of facilities. Based on an average household size of 2.8 persons per unit, the population within this category could be as high as 33.6 persons per acre.	12 du/ac max
Medium High Density	Provides for the multiple family attached units. Based on an average household size of 2.8 persons per unit, the population within this category could be as high as 50.4 persons per acre.	18 du/ac max
High Density	Provides for the multiple family attached units at the lower end of the density range and apartment or condominiums at the upper density range. Properties are located in close proximity to major systems and required infrastructure, and are intended to utilize innovative site planning and design techniques to be sensitive to the character and density of surrounding residential. Assuming an average household size of 2.8 persons per unit, areas in this category could contain as many as 67.2 persons per acre.	24 du/ac

Source: City of Lake Elsinore General Plan, 1990; 1990 Land Use Element

Density is a critical factor in the development of affordable housing. In theory, maintaining low densities typically increases the cost of construction per unit, while higher density development lowers the per-unit land cost and facilitates construction in an economy of scale. In addition to potential for density bonus provisions, more intense residential development is achieved through a number of mechanisms, including clustering of residential development and zero lot line development, subject to City

development standards. Clustering of housing can produce higher densities on a portion of land while creating space for amenities, and retaining the overall density assignment of the entire property. This method is effective when portions of the property not utilized for residential development can be developed with compatible uses, such as open space/recreation, parks, schools, public facilities and support commercial. The City's High-Density Residential designation (24 du/ac) provides the most opportunity for the development of affordable housing.

Ultimately, affordability can be correlated with permitted density of development. The State Housing and Community Development Department has established the following affordability standards based on density:

- *Very Low income* - minimum 25 units per acre
- *Low income* - minimum 18 units per acre
- *Moderate income* - minimum 8 units per acre

Developable acreage in upper density ranges allows for development of housing that is usually affordable to very low and low-income households. For example, stacked flat apartments which may be affordable to lower and moderate income households typically require densities of above 16 dwelling units per acre—depending on land costs—to be developed economically. Under the City's current land use designations, this type of development is only achieved in areas of medium-high or high densities or under a Specific Plan. However, analysis of costs and rents in the City indicates that development in the City at lower densities than cited above can accommodate lower income households.

Zoning Code

Zoning regulations serve as a key General Plan implementation tool. The City's Zoning Code accommodates a diversity of residential housing types and permits the construction of second units and manufactured housing in nearly all residential zones. It allows for innovation in design standards within parameters designated on Table 33, provided the overall density and dwelling unit capacity is not exceeded. The Lake Elsinore Zoning Code provides for 6 residential zones, as listed below:

- R-R Rural Residential District
- R-E Estate Single Family Residential
- R-H Hillside Single Family Residential
- R-1 Single Family Residential
- R-2 Medium Density Residential
- R-3 High Density Residential
- Mobile Home Community District

Zoning, which must be consistent with the General Plan, establishes more specific development standards, allowable uses, and limitations than more general land use categories. Zoning regulations control development by establishing requirements related to height, density, lot area, yard setbacks, and minimum parking spaces. Site development standards are comparable to other community requirements and ensure a quality living environment for all household groups in the City, including special needs groups, and lower and moderate income households.

IV. Housing Constraints and Resources

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TABLE 33
SUMMARY OF ZONING RESIDENTIAL REGULATIONS
CITY OF LAKE ELSINORE ¹

Zone	Permitted Uses	Minimum Lot Area ²	Permitted DUs	Street Frontage Width ²	Setbacks ³				Building Height	Parking
					Front	Side Interior	Side Public Right-Of-Way	Rear		
R-R (Rural Residential District)	- Single-family detached - Residential care facilities - Manufactured housing - Second unit (CUP)	2 acres	0.5 units per acre	160'	30'	20'	30'	50'	30'	4 spaces/unit (2 + 2 driveway) See Chapter 17.66 for more detail.
R-E (Estate Single-Family Residential)	- Single-family dwelling units - Residential care facilities - Manufactured housing - Second unit (CUP)	½ acre	1 unit per acre	100'	30'	15'	30'	50'	30'	
R-H (Hillside Single-family residential Development)	- Single-family detached - Residential care facilities - Manufactured housing - Second unit (CUP)	12,000 SF	3 units per acre	80'	20'	5' & 12' on each side	15'	20'	30'	
R-1 (Single Family Residential District)	- Single-family detached - Residential care facilities - Manufactured housing - Second unit (CUP)	6,000 SF Interior lot 7,700 SF Corner lot	6 units per acre	60' Standard lot 65' Corner lot	20'	5'	15'	20'	30'	
R-2 (Medium density residential)	- Duplexes and Triplexes - Multi-family dwellings - Residential care facilities - Single family uses - Condominiums (CUP) - Retirement homes & other congregate care facilities (CUP) - Manufactured housing⁴	7,260 SF	12 units per acre	60'	20'	5'	15'	15'	30'	For SFD units - 4 spaces/unit For SFA or MF units -- 1.3-2.3 spaces/unit See Chapter 17.66 for more detail.

IV. Housing Constraints and Resources

TABLE 33
SUMMARY OF ZONING RESIDENTIAL REGULATIONS
CITY OF LAKE ELSINORE ¹

Zone	Permitted Uses	Minimum Lot Area ²	Permitted DUs	Street Frontage Width ²	Setbacks ³				Building Height	Parking
					Front	Side Interior	Side Public Right-Of-Way	Rear		
R-3 (High density Residential)	- Multiple-family dwellings - Residential care facilities - Single family uses - Condominiums (CUP) - Retirement homes & other congregate care facilities (CUP)	8,400 SF	24 units per acre	70'	Avg. 20' (no less than 15')	10'	15'	10' adjacent to interior lot line 15' adjacent to a public right-of-way	30'	1.3-2.3 spaces/unit See Chapter 17.66 for more detail.
Mobile Home Community District	Mobile homes	3,600 SF (total area at least 10 ac)	10 units per acre	N/A	20'	5'	N/A	5'	30'	2 spaces per mobile home unit

¹ This table summarizes the zoning residential regulations for a main dwelling unit on a standard interior lot. Further development standards may apply to each category, specific details are described in the City's Zoning Code.

² Different development standards may apply to different lot types (i.e. knuckle or cul-de-sac lots, corner lots & flag lots). Refer to an appropriate Chapter in the Zoning Code for further information.

³ Different development standards may apply to different types of structures (i.e. accessory units and garages). Refer to an appropriate Chapter in the Zoning Code for further information.

⁴ Manufactured housing is permitted pursuant to Chapter 17.14 of the Zoning Code.

Source: City of Lake Elsinore Lake Elsinore Zoning Code, October 2000.

Minimum lot size requirements and Zoning Code design standards such as roofing materials, architectural enhancements and landscaping may increase the costs of housing, as well. These constraints can also be hindrances to the creation of affordable housing for low-income and senior residents. To minimize these constraints and maintain incentive for affordable housing developers, the City plans to rely primarily on applying Density Bonuses to qualifying projects or the development of units within the parameters of a Specific Plan, which typically allow for a variety of densities and product types within an overall density threshold. The City also may consider making additional concessions to offset developer costs by providing waivers or modifying development fees to make low-income and senior housing units more economically feasible.

Parking Requirements

Parking requirements in Lake Elsinore are shown in Table 34. Parking requirements in Lake Elsinore are typical for a city of its size, but provide potential constraints to the development of housing. Special parking standards have been established for the Liberty and North Peak Specific Plans to accommodate mixed-use projects and foster shared parking concepts. The City should establish reduced parking standards for senior projects and projects with affordability components when located in close proximity to transportation routes and public services.

TABLE 34
RESIDENTIAL PARKING REQUIREMENTS
CITY OF LAKE ELSINORE

<i>Type of Residential Development</i>	<i>Required Parking Spaces</i>
Single Family Residential	4 spaces per unit (2 spaces per unit + 2 driveway spaces)
Multi-family, attached single family & duplexes:	Studio & One Bedroom: • 1 space per unit + 2/3 uncovered space Two or more Bedroom: • 1 space per unit + 1 1/3 uncovered space
Boarding Houses and Group living quarters	One space per resident.
Retirement homes, convalescent homes and other similar establishment	One space for each three licensed beds.

Source: Chapter 17.66 of City of Lake Elsinore Zoning Code

Density Bonus

In response to State mandated requirements and local needs, the City plans to adopt an "Affordable Housing Density Bonus Ordinance" to permit higher densities than generally permitted. Known as a "density bonus," state law allows a developer to increase the density of a residential development by at least 25% over the otherwise maximum allowable residential density if provisions are made to allocate:

1. 20% of the units for lower income households, or
2. 10% of the units for very low income households, or

IV. Housing Constraints and Resources

3. 50% of the total dwelling units of a housing development at an “affordable housing cost” or “affordable rent” for very low, low, or moderate income households, or a combination of such households, in which the need of the household is a senior citizen.

As well, one additional incentive or financial equivalent (such as modified development standard or waiver/reduction for application or development fees) is granted by the City to all residential development meeting the 20% density bonus requirement for lower income housing. The City of Lake Elsinore plans to comply with the Density Bonus provisions required by State law (Chapter 4.3, Section 65915) for residential zones, when requested by the project applicant. The density bonus shall apply to housing developments consisting of five or more dwelling units.

The density bonus is a valuable tool for jurisdictions to create more affordable housing for seniors and lower income families. Upon the City’s adoption of an Affordable Housing Density Bonus Ordinance, a potential developer will be able to submit a written preliminary proposal for development to determine the means for complying with the City’s Density Bonus Ordinance. The preliminary proposal may be submitted prior to any formal requests for General Plan amendments, Zoning amendments or subdivision map approvals. Within 90 days of receipt of a complete preliminary proposal, the City shall notify the developer in writing of the procedures with which it will comply. To date, the density bonus provisions have not been utilized for new projects. The City should strive to make the use of density bonus appealing to potential developers through advertisement and the use of incentives.

b. Second Units Requirements

In response to state mandated requirements and local needs, the City of Lake Elsinore allows for the development of attached second units as an accessory use to existing single-family detached dwellings. Chapter 17.17 of City’s Zoning Code provides specific development standards for the second units to assure that they are maintained as a harmonious and integral aspect of the single-family dwellings.

Traditionally intended for elderly or other members of owner-occupant families, this example of compact, infill development has become a crucial strategy for meeting the growing rental housing demands in Lake Elsinore and southern California more generally. Additionally, the regulation strives to preserve continuity between the overall character and appearance of the primary residence and requires that the second unit be constructed in an architectural style consistent with the architecture and materials of the existing structure. The construction of second units requires pre-inspection of the property by representatives of the Department of Community Development prior to filing for a Conditional Use Permit to determine the property’s compliance with the City’s current building and zoning Codes.

c. Building Codes and Enforcement

Building Codes

While building and safety codes are adopted for the purposes of preserving public health and safety, and ensuring the construction of safe and decent housing, they have the potential to increase the cost of housing construction and/or maintenance. The City of Lake Elsinore’s building codes are based on regulations necessary to protect the public health, safety and welfare of its residents. The City has adopted into its Codes and Ordinances the 1997 Uniform Building, Plumbing, Mechanical Fire and Electrical Codes (ICBO, NFPA), which establish construction standards for all residential buildings. Residential code enforcement in the City is performed proactively and on a complaint basis. There are no local amendments unique to the City of Lake Elsinore and, therefore, building codes do not pose a constraint.

Americans with Disabilities Act

The City's building codes require that new residential construction and rehab construction comply with the federal Americans with Disabilities Act (ADA). ADA provisions include requirements for a minimum percentage of units in new developments to be fully accessible to the physically disabled. Unlike the Uniform Building Code (UBC), enforcement of ADA requirements is not at the discretion of the City, but is mandated under federal law.

Compliance with building codes and the ADA may increase the cost of housing production, and can potentially impede the rehabilitation of older properties required to be brought up to current code standards. However, these regulations provide minimum standards that must be complied with in order to ensure the development of safe and accessible housing, and do not necessarily preclude significant cost increases.

d. Local Processing and Permit Procedures

Builders and developers frequently cite the cost of holding land during the evaluation and review process as a significant factor to the cost of housing. Holding costs associated with delays in processing have been estimated to add between 1.1% and 1.8% to the cost of a dwelling unit for each month of delay. Processing times vary with the complexity of the project. Approval for single-family homes and other minor tenant improvements can usually be processed within two weeks after submission to the City. Other projects requiring Conditional Use Permits, Zoning Amendments, or other discretionary actions necessitate a higher level of review, resulting in a longer processing timeline. The City of Lake Elsinore's development approval process is designed to accommodate, not hinder, appropriate development. Table 35 provides a list of the average processing times for various procedures from application to City Council approval of a project. Currently the City does not have a formal procedure for expediting projects with affordability conditions. As supported by reasonable processing times, and the relative facility of permit procedure, the City's processing and permit procedures are not felt to constrain the development of housing.

TABLE 35
LOCAL DEVELOPMENT PROCESSING TIME LIMITS
CITY OF LAKE ELSINORE

<i>Item</i>	<i>Approximate Length of Time from Submittal to Public Hearing¹</i>
Conditional Use Permit	4-6 weeks
Site Plan Review	6-8 weeks
Tentative Tract Map/Parcel Map/Subdivision	8-16 weeks
Variance	4-6 weeks
Zoning Amendments or Zone Change	6-8 weeks
General Plan Amendment	8-12 weeks
Environmental Documentation	8-12 weeks

¹Some processes may occur concurrently.
Source: City of Lake Elsinore Planning Division

IV. Housing Constraints and Resources

e. Development Fees

The City and other agencies charge various fees and assessments to cover the cost of processing development permits and providing local services. These fees help ensure quality development and the provision of adequate public services. However, development fees are typically passed on to renters and homeowners in the price/rent of housing, and thus affect housing affordability.

The City's Planning Division and Development Fee Schedules are outlined in Table 36A. As previously mentioned, City fees are comparable to other local jurisdictions and are not considered to be a major constraint to the development of affordable or market rate housing.

**TABLE 36A
CITY OF LAKE ELSINORE FEE SCHEDULE**

<i>Application</i>	<i>Planning Fee</i>	<i>Riverside County Fire Dept. Fee</i>	<i>Engineering Fee</i>
Abandonments	\$1,500.00	N/A	N/A
Annexations	\$6,000.00**	N/A	N/A
Appeals	\$200.00	\$224.00	N/A
Building Permit	Case by Case (Minimum \$10.00)	N/A	N/A
Certificate of Compliance	N/A	N/A	\$1,250.00
Conditional Use Permit (Minor)	2,000.00**	\$601.00	\$800.00**
Conditional Use Permit (Major)	4,000.00**	\$601.00	\$1,000.00
Condominium Conversion (included in CUP fee)	N/A	N/A	N/A
Design Review			
Residential Projects	\$3,200.00**	\$860.00 for Multifamily	\$1,200.00 + \$3.00/unit **
Amendment	\$1,600.00**	\$860.00	
Minor Design Review	\$800.00**	Case by Case	\$200.00 + \$2.00/unit** \$600.00**
Development Agreement			
City Staff Review	\$12,500.00**	N/A	\$3,000.00
City Attorney Review	\$2,000.00**	N/A	N/A
Amendment	\$3,000.00**	N/A	\$1,000.00
Environmental Review			
Environmental Review/Initial Study	\$1,500.00**	N/A	N/A
Negative Declaration Review	\$4,000.00**	N/A	\$1,000.00**
Mitigated Negative Declaration Preparation	\$6,000.00** + Consultant fees	N/A	N/A
Negative Declaration Preparation	\$2,500.00**	N/A	N/A
Environmental Impact Report (if prepared by staff, fee negotiated on a project basis)	\$11,200.00**	N/A	\$7,800.00**
Mitigation Monitoring Program	\$5,000.00**	N/A	\$3,000.00**
Fish and Game Fee (AB 1358)			
Negative Declaration	\$1,200.00 + \$78.00	N/A	N/A
Environmental Impact Report	\$850.00 + \$78.00	N/A	N/A
Exempt (Categorical/Statutory)	\$78.00	N/A	N/A
Extension of Time Request			
Tentative Map	\$1,500.00	N/A	\$1,650.00
Minor Design Review	\$200.00	\$118.00	N/A
General Plan Amendment	\$5,000.00**	\$406.00**	\$2,000.00**

TABLE 36A
CITY OF LAKE ELSINORE FEE SCHEDULE

<i>Application</i>	<i>Planning Fee</i>	<i>Riverside County Fire Dept. Fee</i>	<i>Engineering Fee</i>
Landscape Plan Check (Includes 40%) Residential Projects	\$28.00 Per SFR \$280.00 Per Model \$700.00 (1-19 MFU) \$1,050.00 (20-49 Unit) \$28.00 (Per Unit + 50 Units)	N/A N/A N/A N/A N/A	N/A N/A N/A N/A N/A
Specific Plan	\$700.00	N/A	N/A
Landscape Plan Check (Includes 40%) Residential Projects	\$35.00 Per Visit (1-5 du) \$28.00 Per Visit (6-10 du) \$21.00 Per Visit (11-20 du) \$14.00 Per Visit (20+ du) \$392.00 Per Model \$784.00 (0-49 MFU) \$1,120.00 (50-99 Units) \$14.00 (Per du +100 Units)	N/A N/A N/A N/A N/A N/A N/A	N/A N/A N/A N/A N/A N/A N/A
Request for Review of City Council Decision Single-Family Unit	\$1,000.00 \$200.00	N/A N/A	N/A N/A
Specific Plan (Including Amendments) Substantial Conformance	\$15,000.00** \$700.00**	\$677.00 \$207.00	\$6,000.00** N/A
Tentative Parcel Map (Including Vesting) Revised Map	\$5,000.00** \$2,500.00**	\$1,063.00 \$166.00 (within 2 years)	\$2,900.00** N/A
Residential Parcel Map	\$3,000.00**		\$2,500.00**
Tentative Tract Map (Including Vesting) Revised Map	\$13,500.00** \$4,000.00**	1,063.00 \$166.00 (within 2 yrs) \$186.00 (after 2 yrs)	\$4,500.00** \$2,900.00**
Variance	\$2,000.00**	\$329.00	\$500.00**
Zone text amendment	\$5,000.00**	\$351.00	\$500.00**

Source: City of Lake Elsinore Development Application Fees (Revised 12/99)

**Deposit in the above amount at the time the application is filed. The unused portion of the deposit shall be returned upon completion of the application process. The planning division shall request an additional deposit to cover the estimated cost of additional permit review.

Tables 36B and 36C give the approximate Building Division fees for residential construction for single family and multi-family units of varying square footage. Table 36D illustrates the approximate Engineering Division fees for 5,000, 6,000, and 7,200 square foot lots.

The City does not mandate open space requirements for either infill or new residential development beyond that required by the Quimby Act. For infill development, costs for infrastructure improvements (though usually not required) are incorporated into the permit cost. The City assesses the following impact fees for new residential development: Library, Park-in-lieu, Street Capital, and Storm Drain. Example of these impact fees for new development are presented in Tables 36B, 36C, and 36D.

The City's development fees are comparable to other surrounding local jurisdictions and are not considered to be a major constraint to the development of affordable or market rate housing.

IV. Housing Constraints and Resources

The latest development fee survey was performed in June 1993. This fee structure was adopted in July 1993 and has been amended to reflect inflation and cost of living adjustments.

**TABLE 36B
APPROXIMATE BUILDING DIVISION FEES FOR SINGLE FAMILY RESIDENTIAL
CONSTRUCTION
CITY OF LAKE ELSINORE**

Fee Type	Manufactured Home		Site Built Home					
	MHC ¹	RD ²	1400 ft ²	1600 ft ²	1900 ft ²	2400 ft ²	2600 ft ²	2500 ft ²
Structural Plan Check	\$85.00	\$169.00	\$585.00	\$656.00	\$743.00	\$840.00	\$896.00	\$1,035.00
Planning Review	\$23.00	\$45.00	\$156.00	\$175.00	\$198.00	\$224.00	\$239.00	\$276.00
Building Permit	\$113.00	\$225.00	\$780.00	\$874.00	\$990.00	\$1,120.00	\$1,195.00	\$1,380.00
Electrical Permit	\$66.00	\$67.00	\$130.00	\$137.00	\$150.00	\$175.00	\$180.00	\$195.00
Plumbing Permit	\$70.00	\$90.00	\$165.00	\$175.00	\$190.00	\$195.00	\$195.00	\$200.00
Mechanical Permit	--	--	\$70.00	\$75.00	\$80.00	\$80.00	\$80.00	\$80.00
Seismic	--	--	\$8.00	\$8.00	\$12.00	\$15.00	\$16.00	\$19.00
Library	\$150.00	\$150.00	\$150.00	\$150.00	\$150.00	\$150.00	\$150.00	\$150.00
Park-in-Lieu	\$1,600.00	\$1,600.00	\$1,600.00	\$1,600.00	\$1,600.00	\$1,600.00	\$1,600.00	\$1,600.00
Total	\$2,107.00	\$2,346.00	\$3,644.00	\$3,850.00	\$4,113.00	\$4,399.00	\$4,551.00	\$4,935.00

1 Assumes a 620 square foot Manufactured Home and 200 square foot carport in a Mobile Home Community (MHC) District.

2 Assumes a 1,440 square foot Manufactured Home and a 400 square foot garage in a Residential District (RD).

Source: Lake Elsinore Building Division, 2001.

**TABLE 36C
APPROXIMATE BUILDING DIVISION FEES FOR
MULTI-FAMILY RESIDENTIAL CONSTRUCTION
CITY OF LAKE ELSINORE**

Fee	Duplex 1200 ft ²	Quad 2400 ft ²	Six 3600 ft ²	Eight 4800 ft ²
Structural Plan Check	\$705.00	\$874.00	\$1,163.00	\$1,451.00
Planning Review	\$188.00	\$233.00	\$310.00	\$387.00
Building Permit	\$940.00	\$1,165.00	\$1,550.00	\$1,935.00
Electrical Permit	\$160.00	\$250.00	\$343.00	\$445.00
Plumbing Permit	\$210.00	\$315.00	\$480.00	\$594.00
Mechanical Permit	\$95.00	\$152.00	\$210.00	\$269.00
Seismic Fee	\$11.00	\$15.00	\$23.00	\$31.00
Library Fee	\$300.00	\$600.00	\$900.00	\$1,200.00
Total	\$2,609.00	\$3,604.00	\$4,979.00	\$6,312.00

Note: A Park-in-lieu fee of \$1,600.00 would also be assessed. For larger scale projects, impact fees would be determined on a case-by-case basis.

Source: Lake Elsinore Building Division, 2001.

TABLE 36D
APPROXIMATE ENGINEERING DIVISION FEES FOR
RESIDENTIAL CONSTRUCTION
CITY OF LAKE ELSINORE

<i>Fee</i>	<i>5,000 ft²</i>	<i>6,000 ft²</i>	<i>7,200 ft²</i>
Street Capital Improvement Fee @ \$0.03/ft ² of lot area	\$150.00	\$180.00	\$216.00
In-Lieu Fees:			
Administrative Charge	\$150.00	\$150.00	\$150.00
Street Improvement Fee @\$70/linear foot of street frontage ¹	\$3,500.00	\$4,200.00	\$4,550.00
Driveway Approach	\$500.00	\$500.00	\$500.00
Stormdrain CIP (\$3,725 average/acre)	\$427.00	\$513.00	\$615.00
Grading Permit	\$500.00	\$500.00	\$500.00
Minor Design Review	\$800.00	\$800.00	\$800.00
Total	\$6,027.00	\$6,843.00	\$7,331.00

¹ No fees apply if improvement exists.

Source: Lake Elsinore Building Division, 2001.

B. NON-GOVERNMENTAL CONSTRAINTS

1. Environmental/Infrastructure Constraints

a. Environmental Constraints

Environmental hazards affecting housing units include geologic and seismic conditions that provide the greatest threat to the built environment. The City has identified areas where land development should be carefully controlled. The following hazards may impact future development of residential units in the City.

➤ **Seismic Hazards:** The structural geology of the Lake Elsinore is dominated by northwest trending faults that comprise the Elsinore Fault Zone. The major faults within the Elsinore zone are the Glen Ivy North, the Wildomar, and Willard faults. There is one Alquist-Priolo Special Studies Zones with Lake Elsinore along the fault in the southeastern portion of the Wildomar fault. Portions of the area are subject to liquefaction, which occurs when a mass of soil collapses from a sudden loss of cohesion due to an earth tremor or to a sudden increase in groundwater from an external source.

The suitability of land for development is influenced strongly by the presence of certain geologic and seismic hazards, and the City of Lake Elsinore is subject to surface rupture, ground shaking, and ground failure. The greatest potential danger is the collapse of older residential units constructed from unreinforced masonry, and explosions of petroleum and fuel lines. Some of Lake Elsinore' historic and culturally significant buildings are among the most hazardous in case of earthquakes. As in most of southern California, conflict exists between landmark preservation and the elimination of public danger from seismic damage. The City's Public Safety and Urban Services Element, as well as the adopted Uniform Building Code, contain policies that address seismic activity.

➤ **Flooding:** Although the regional flood control planning and facilities construction are within the jurisdiction of the County Flood Control District, the City of Lake Elsinore also owns and maintains certain flood control facilities in the city which are generally constructed as part of the

IV. Housing Constraints and Resources

drainage plans for individual projects. The locations of flooding sources are distributed among three basins in the area: the San Jacinto Basin, the Lake Elsinore and Temecula Basin. The San Jacinto River is the major watercourse within the City. When the lake outflow exceeds the capacity of the wash, encroachment of residential and commercial development along areas of overflowing channel subject to flooding is substantial.

- **Toxic and Hazardous Wastes:** There are several commercial land uses within the City that may produce/handle hazardous materials. All hazardous waste must be either treated onsite or transported outside of Riverside County to landfills in Kern or Santa Barbara County. As a mostly residential City, Lake Elsinore does not consider toxic/hazardous waste an overwhelming concern or constraint to the development of housing.
- **Fire Hazards:** The most serious fire threat within the City is the natural fire cycle of the surrounding hills, which become thick with brush and other natural materials after rainy periods. Like most southern California cities on the urban fringe, the late summer fires that result from the accumulation of this brush have the potential to spread into the City proper. Since the City center is largely developed, there is less potential for fire in central City communities. Other fire hazards within the City may be associated with heavy industrial uses, older commercial and residential structures, the presence of hazardous materials, and arson.
- **Noise:** Residential land uses are considered the most sensitive to loud noise. The principal noise sources in Lake Elsinore generate from the primary transportation systems, including Interstate 15, major and secondary arterials, rail road lines, as well as commercial/industrial activities adjacent to residential locations.

b. Infrastructure Constraints

In addition to governmental, non-governmental and environmental constraints, infrastructure requirements and fees may increase development costs in Lake Elsinore. A brief summary of the principal infrastructure systems serving the City follows.

- **Water and Sewer:** The Elsinore Valley Municipal Water District supplies water to the City and maintains its sewer system. The Water District has the capacity to meet current demand and adequate capability to expand to meet projected demand for both water and sewer service. Residential sewer and water "hookup" fees are approximately \$3,500.00 and \$4,700.00 per dwelling unit respectively. These fees are collected by EVMWD.
- **Solid Waste:** Solid waste collection and disposal services are provided by franchise haulers. The County of Riverside operates the sanitary landfills to which the solid waste is taken. The Santa Rosa Community Services District provides this service to the residents of Lake Elsinore. Based upon a 1999 Riverside County Existing Settings Report, adequate landfill capacity would be available to meet projected demand.
- **Flood Control:** The entire City is broken down into districts under the Lake Elsinore Master Drainage Plan. Development in the Lake Elsinore's Master Drainage Plan fee areas is subject to \$4,000.00 per acre. The drainage fee is paid prior to final map approval or if associated with a development plan, prior to the issuance of a building permit.

c. Land Prices

The cost of land directly influences the cost of housing. In turn, land prices are determined by a number of factors, most important of which are land availability and permitted development density. As land

becomes scarcer, the price for land increases. In terms of development density, land prices are positively correlated with the number of units permitted on each lot. Thus, a higher density lot may command a higher price than one designated for lower densities, but upon completion the developer may realize a higher profit margin based on a greater number of units sold.

In recent years, vacant residential land sales have increased due to the highly active Southern California housing market. Even in this market environment, there are significant differences in land prices in the region. In general, land prices in Riverside County are more affordable than the pricier Los Angeles and Orange County markets; in fact, the lack of inexpensive residential land in Los Angeles and Orange Counties was a major impetus for the development of the Inland Empire, including Lake Elsinore and western Riverside County. Accordingly, Lake Elsinore, along with other cities within Riverside County, is providing affordable housing for workers in Orange and Los Angeles County.

Within the Riverside County market, there are also significant differences in land prices. New master-planned communities in Temecula, Corona, and parts of the Coachella Valley have generally garnered higher residential land prices than more established communities in central, southern and parts of eastern Riverside County.

Data summarizing raw land costs in western Riverside County indicate that the cost for a 7,200 square foot lot of raw land ranges from \$6,120 to \$22,950 in the three study areas that encompass Lake Elsinore. A finished lot is valued from \$39,120 to \$60,950 – values are for a hypothetical 100-unit development of single-family detached housing units (Stan Hoffman & Associates, November 1999). The average costs associated with raw land and finished lots are \$14,890 and \$50,220 in the Lake Elsinore region, respectively. Assuming a density of four units per acre, the value per gross acre—includes four lots plus necessary infrastructure such as roads, sidewalks, and right-of-ways—ranges from \$24,480 to \$91,800 in the three study areas, or an average of \$59,560.

Although they remain a significant cost component of a new home, land prices in Lake Elsinore do not significantly constrain the production of housing, relative to surrounding jurisdictions. In fact, the land costs in Lake Elsinore are more conducive to construction than other areas of Riverside County, and have contributed to the potential for single-family market rate units to be constructed which are generally affordable to moderate, and in some cases, lower income households. This indicates a moderate need for the City to consider land write down assistance to future builders proposing housing with affordability covenants.

d. Construction Costs

The cost of construction depends primarily on the cost of materials and labor, but it is also influenced by market demand and market-based changes in the cost of materials. Additionally, the cost of construction depends on the type of unit being built and on the quality of the product being produced. Labor saving materials and construction techniques are available but they tend to reduce the quality of the finished product.

The type of product largely determines the cost of construction. About 29% of Lake Elsinore's existing inventory of homes was constructed prior to the 1980s. These older homes, in some cases, reflect a lesser degree of amenities (such as less square footage, or the provision of carports instead of a two car garage) than the more contemporary tract developments in newer parts of Riverside County. These older homes generally reflect a lower resale market price than newer products crafted with supplemental amenities and more technologically advanced materials. When considering the overall housing affordability in the Lake Elsinore's market, the purchase prices of these older homes are affordable even to residents in the very-low income category.

IV. Housing Constraints and Resources

The cost of labor is based on a number of factors, including housing demand, the number of contractors in an area and the unionization of workers, but it is generally two to three times the cost of materials. Thus the cost of labor represents an estimated 17% to 20% of the cost of building a unit, which is a substantial portion of the overall cost of construction. Most residential construction in Riverside County is performed with non-union contractors, and as a result, labor costs are responsive to changes in the residential market.

Residential construction cost estimates established by the International Conference of Building Officials (ICBO) in Spring 1999 indicate an average cost of labor and materials of \$75.90 for multi-family Type V wood frame construction. Single-family residential Type V wood frame costs average \$85.50 per square foot. Cost estimates are based on "good" quality construction, providing materials and fixtures that are considered above those minimally acceptable by code standards. Construction costs, therefore, may vary based on the type of material used, location of development, structural features present, and other factors.

The data indicate that construction costs in the Lake Elsinore vicinity can constitute 43%-48% of the cost of a single-family detached housing unit. These figures are even more noteworthy considering that the cost of raw land constitutes only 4-14% of the cost of a housing unit (Stan Hoffman & Associates, November 1999).

Typically, in the private sector market, the development of residential units is a business and investment venture. Therefore, developers seek the greatest return for their investment. As with most businesses, a constraining factor in the area of profitability continues to be the market place where developers sell their products. To a great extent, the market place sets the upper end of the profit margin with overhead costs for construction constituting the lower parameter of profit.

The construction cost of housing affects the affordability of new housing and can be a constraint to the creation of affordable housing in the City and greater Riverside County region. A reduction in construction costs can be brought about in several ways. One such method involves a reduction in amenities and quality of building materials in new homes (still above the minimum acceptability for health, safety and adequate performance), which may result in lower sales prices. State Housing Law provides that local building departments can authorize the use of materials and construction methods if the proposed design is found to be satisfactory and the materials or methods are at least equivalent to that prescribed by the applicable State building codes.

In addition, pre-fabricated, factory built housing may provide lower priced products by reducing labor and materials costs. As the number of units built in scale increases, savings in construction costs over the entire development can be realized, particularly when combined with density bonus provisions. In addition, the City may implement a variety of programs to write down land costs or provide other developer incentives such as waivers in development standards or processing fees in order to increase affordability, subject to the developer providing a percentage of units with affordability restrictions.

TABLE 37
REPRESENTATIVE DEVELOPMENT COSTS
CITY OF LAKE ELSINORE

<i>Development</i>	<i>Type of Product</i>	<i>Size of Unit (Sq. Ft.)</i>	<i>Cost Per Sq. Ft.</i>
Chaparral Heights	Single-Family Detached	2,833 – 3,172	\$123.60 - \$133.98
Pepperview Homes	Single-Family Detached	1,352 – 1,995	\$96.71 - \$118.30
The Ponte Vecchio @ San Antonio Heights	Single-Family Detached	3,607 – 4,308	\$127.64 - \$138.59
Tuscany	Single-Family Attached	~ 1,821 – 2,145	\$126.80 - \$133.98

Source: May 1999 Market Profiles/Residential Trends Development Summary Analysis—West Riverside County--Lake Elsinore

e. *Financing*

Mortgage interest rates have a large influence over the affordability of housing. Increases in interest rates decrease the number of persons able to afford a home purchase. Decreases in interest rates result in more potential homebuyers introduced into the market.

National policies and economic conditions determine interest rates, and there is little that local governments can do to affect these rates. Jurisdictions can, however, “leverage” funds by offering interest rate write-downs to extend home purchase opportunities to lower income households. In addition, government insured loan programs may be available to reduce mortgage down payment requirements.

First time homebuyers are the most impacted by financing requirements. Mortgage interest rates for new home purchases ranged from 7% to 8.75% for a fixed rate-30 year loan in 1999/2000. Lower initial rates are available with Graduated Payment Mortgages (GPMs), Adjustable Rate Mortgages (ARM's), and Buy-Down Mortgages. However, variable interest rate mortgages on affordable homes may increase to the point that interest rates exceed the cost of living adjustments, which is a constraint on affordability. Although interest rates are currently low, they can change significantly and substantially impact the affordability of the housing stock.

The National Association of Homebuilders (NAHB) has provided forecasts for interest rates through the year 2000. It is estimated that minor increases in current rates will occur in fixed-rate and adjustable rate mortgages, but it shouldn't have an appreciable impact on the housing market.

Interest rates in 1999/2000 are not a constraint to affordable housing, although a change by one percentage point can make a monthly payment out of reach for many lower income households. As such, financing for both construction and long term mortgages is generally available in Lake Elsinore, subject to normal underwriting standards. Flexible loan programs, such as those for first-time homebuyers, can offer down payment requirements between 0% and 20%. Such programs provide a method to bridge the gap between a required down payment and potential homeowner's available funds. Ultimately, however, the availability of financing for developers may pose a constraint on development outside of the City's control.

The greatest impediment to homeownership is credit worthiness. According to the Federal Housing Authority, lenders consider a person's debt-to-income ratio, cash available for downpayment, and credit history, when determining a maximum loan amount. As stated above, many financial institutions are

willing to significantly decrease downpayment requirements and increase loan amounts to persons with good credit rating.

Persons with poor credit ratings may be forced to accept a higher interest rate or a loan amount insufficient to purchase a house. Poor credit rating can be especially damaging to lower-income residents, who have fewer financial resources with which to qualify for a loan. The FHA is generally more flexible than conventional lenders in its qualifying guidelines and allows many residents to re-establish a good credit history.

Under the Home Mortgage Disclosure Act (HMDA), lending institutions are required to report lending activity by census tract. Analysis of available HMDA reports does not indicate documented cases of underserved lower income census tracts in the City.

C. RESOURCES

The lack of vacant land suitable for residential development is not a problem in Lake Elsinore. In addition to providing opportunities for housing development, the continued supply of developable land in Lake Elsinore will assist in keeping raw land costs and thus housing costs, at affordable levels. To properly plan for the remainder of the current planning period and future housing needs, undeveloped land available for housing within existing urban boundaries has been inventoried.

1. Availability of Sites for Housing

An important component of the Lake Elsinore Housing Element is the identification of remaining sites and future housing development opportunities in the 1998-2005 planning period. For the purpose of satisfying the RHNA New Construction need, opportunities for residential development in the City fall into one of three categories:

- Units constructed on or after January 1, 1998 (Constructed Units);
- Residential development projects approved on or after January 1, 1998, but not yet constructed (Approved Units); and
- Vacant or significantly underutilized land that is designated for residential use, inclusive of adopted Specific Plans in the City (Vacant Units).

a. Constructed Units

Between 1998-2000, 830 additional units have been added to the City of Lake Elsinore's housing stock. All but 23 of these units were single-family detached units built at densities between 3.7-4.7 dwelling units per acre. Based upon 1998-2000 sales price information for new detached homes, 363 units were affordable to moderate income households and 444 units were affordable to above moderate income households. The 23 remaining units were mobile homes and were affordable to lower income households. These units are considered as new construction for the purposes of accommodating the 1998-2005 RHNA allocation.

b. Approved Units

Between 1998-2000, the City of Lake Elsinore approved the construction of 16,443 units, with nearly all associated with Specific Plans. All of the proposed units are estimated to be available for occupancy within five years. The table below illustrates the number of approved units by density and project.

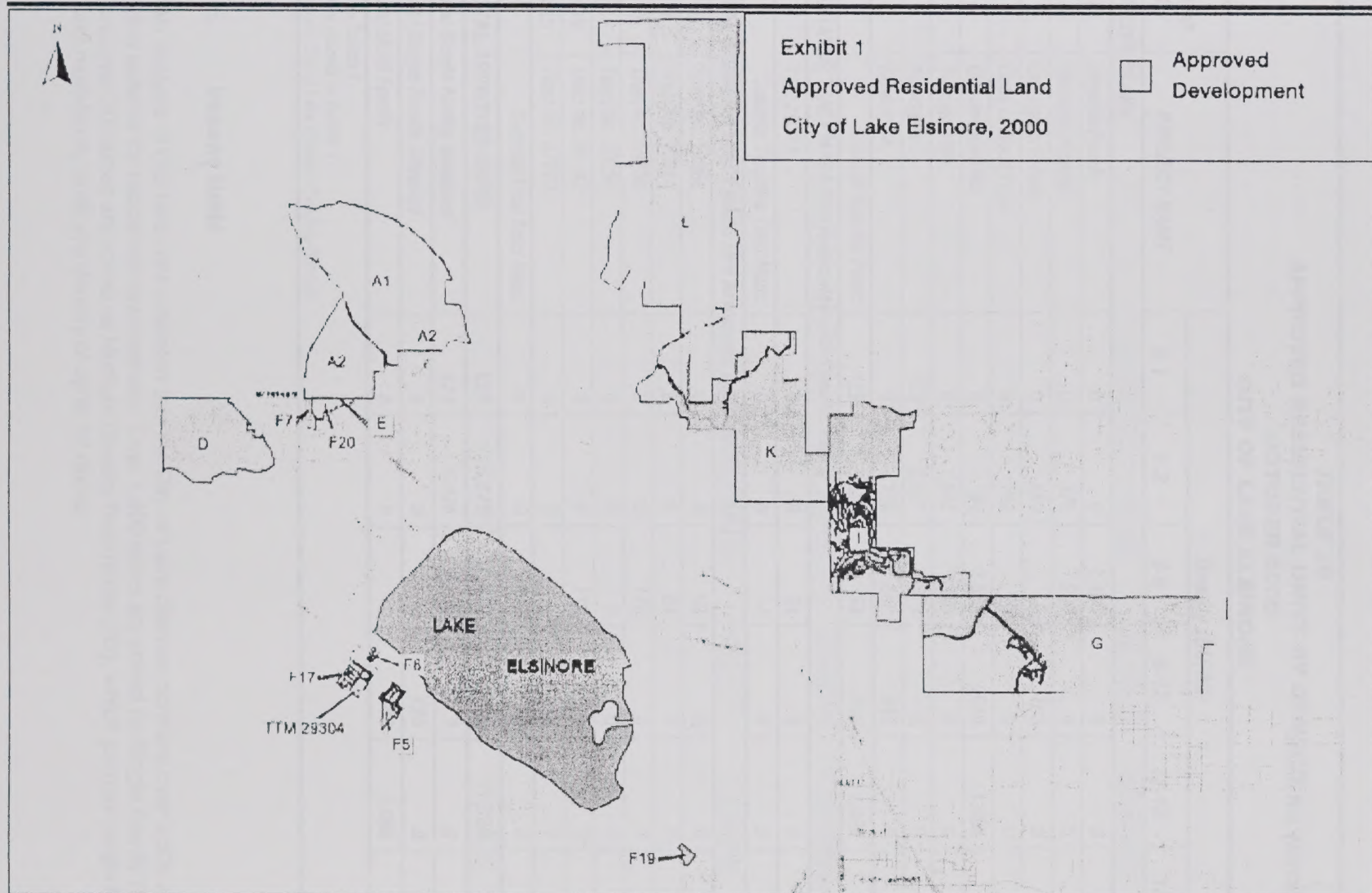
While the majority of approved units are proposed to be built at a density of 1-6 dwelling units per acre (du/ac), over 3,000 units are proposed to be built at higher densities. Also, while the single-family detached unit dominates proposed development, approved Specific Plans provide for the construction of 720 single family attached and 2,548 multi-family units.

Several strategies could be implemented to achieve more efficient use of residential land in the future and facilitate high density affordable housing. First, developers could be encouraged, or required, to build closer to the maximum densities allowed by current zoning, thus using existing and planned infrastructure investments more efficiently. This could be achieved through the promotion of the City's Density Bonus Ordinance. Second, vacant or redevelopable residential areas could be rezoned to allow somewhat higher densities, or for mixed uses including higher density housing. Third, developers could be required to build a specified amount of affordable housing, particularly in areas zoned for higher densities. For example, the Cottonwood Hills Specific Plan Development Agreement (effective until 2010) contains (Section 21) requirements to provide its fair share of affordable housing available to persons in the low and very low income ranges. It is the intent of the City to carry out similar incentive policies for future Specific Plan/Mater Planned Communities.

IV. Housing Constraints and Resources

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City of Lake Elsinore
HOUSING ELEMENT UPDATE



Source: City of Lake Elsinore Planning Division

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TABLE 38
APPROVED RESIDENTIAL UNITS BY DENSITY
OCTOBER 2000
CITY OF LAKE ELSINORE

Map ID¹	PROJECT NAME	Density (DU/AC)						Total Units
		0-1	1-3	3-6	6-12	12-18	18+	
SPECIFIC PLANS								
A1	Alberhill Ranch	0	0	2,400	0	0	600	3,000
A2	Murdock Alberhill	0	975	294	0	0	180	1,449
D	La Laguna Estates	0	480	0	180	0	0	660
E	Cape Of Good Hope	0	62	0	0	0	0	62
G	Cottonwood Hills	0	93	2,535	549	1,098	0	4,275
I	Tuscany Hills	0	1,645	355	0	0	0	2,000
K	Ramsgate	129	2,451	329	0	0	421	3,330
L	North Peak	0	120	840	240	0	0	1,200
Subtotal Specific Plans		129	5,826	6,753	969	1,098	1,201	15,976
TENTATIVE TRACT MAPS (Not Associated with Specific Plans)								
*	TTM 29304	0	0	54	0	0	0	54
Subtotal Tentative Tract Maps		0	0	54	0	0	0	54
FINAL RECORDED TRACT MAPS (Not Associated with Specific Plans)								
F5	Tract No. 19358	0	0	92	0	0	0	92
F6	Tract No. 19561	0	0	28	0	0	0	28
F7	Tract No. 19750	0	0	178	0	0	0	178
F17	Tract No. 20296	0	0	0	0	0	0	0
F19	Tract No. 26142	0	0	115	0	0	0	115
F20	Tract No. 27223	0	0	0	0	0	0	0
Subtotal Final Tract Maps		0	0	413	0	0	0	413
TOTAL APPROVED UNITS		129	5,826	7,220	969	1,098	1,201	16,443
Total Single Family Detached		129	5,826	7,220	0	0	0	13,175
Total Single Family Attached		0	0	0	720	0	0	720
Total Multi Family		0	0	0	249	1,098	1,201	2,548

¹ See Exhibit 1.

* Not located on Exhibit 1.

Source: City of Lake Elsinore Planning Division

c. Vacant Units

An analysis of GIS land data indicated that the City of Lake Elsinore contains over 2,500 acres of vacant land suitable for residential development. Over 1,800 acres are zoned as Single Family Residential (R1) and over 300 acres are zoned as Medium Density Residential (R2), which permits single family attached and multi-family units at a density of up to 12 du/ac.

IV. Housing Constraints and Resources

The development potential for each zone was categorized by income category based upon new home and rental prices (see table below). A combination of lower land and housing prices and high densities could allow for the construction of a large number of housing units affordable to lower income households (annual income less than 80% of AMI). In addition, the City's Zoning Code permits the construction of manufactured housing in nearly all residential zones, thus providing homeownership opportunities for lower income households in lower density areas. In total, vacant land within the City of Lake Elsinore could yield up to 10,269 housing units, with over a third affordable to lower income households.

**TABLE 39
SUMMARY OF RESIDENTIAL BUILD-OUT POTENTIAL
CITY OF LAKE ELSINORE**

<i>Housing Type</i> ¹	<i>Zoning</i>	<i>Acres</i>	<i>Density</i> ²	<i>Lower Income</i> ³	<i>Moderate Income</i> ⁴	<i>Above Moderate Income</i> ⁵	<i>Total Housing Potential</i>
VACANT LAND							
Single Family Detached	RR	347.284	0.5 du/ac	0	0	174	174
Single Family Detached	RE	0	0.5 du/ac	0	0	0	0
Single Family Detached	RH	0	0.5 du/ac	0	0	0	0
Single Family Detached	R1	1,833.020	3 du/ac	0	2,199	3,300	5,499
Single Family Attached, Multi Family	R2	320.242	9 du/ac	1,729	1,153	0	2,882
Multi Family	R3	95.205	18 du/ac	1,714	0	0	1,714
Mobilehomes	MC	0.5	8 du/ac	0	0	0	0
TOTAL UNITS		2,596.251	--	3,443	3,352	3,474	10,269

1 Manufactured Housing is permitted in all zones except for R3 and MC. Such units can provide homeownership opportunities for lower income households in low-density areas. In addition, second units are allowed with a CUP in the RR, RE, RH, and R1 zones.

2 The density factors shown are based upon existing development patterns. Each zoning category may allow for construction at higher developments. See Table 33 for more details on zoning categories.

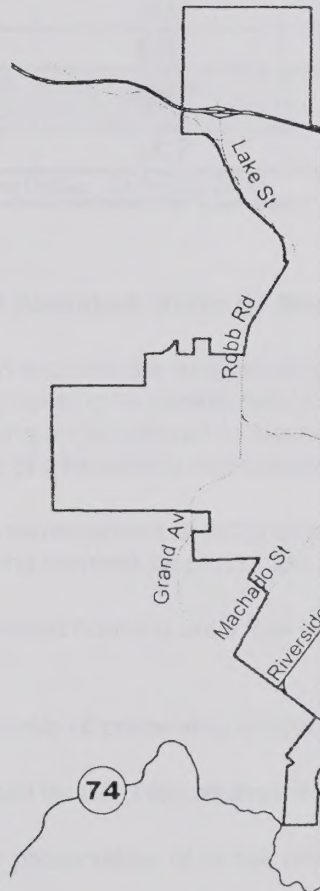
3 Household income less than 80% of Annual Median Income (AMI).

4 Household income less between 80-120% of AMI.

5 Household income greater than 120% of AMI.

Source: City of Lake Elsinore GIS; The Planning Center

Exhibit 2
Conventionally Zoned Vacant Land
City of Lake Elsinore, 2000
(Excludes land with approved units.)



Feet

TABLE 40
RESIDENTIAL CONSTRUCTION BY INCOME CATEGORY
CITY OF LAKE ELSINORE

<i>Construction Type</i>	<i>Lower Income</i>	<i>Moderate Income</i>	<i>Above Moderate Income</i>	<i>Total Units</i>
Constructed Units 1998-2000	23	363	444	830
Approved Units 1998-2000	3,268	2,169	11,006	16,443
Vacant Land Potential	3,443	3,352	3,474	10,269
Total Potential Construction	6,734	5,884	14,924	27,542
Construction Potential within Planning Period	3,291	2,532	11,450	17,273
RHNA New Construction Need	1,617	829	1,317	3,763

Source: City of Lake Elsinore Planning Division; The Planning Center

2. Preservation of Assisted Units at Risk of Conversion

State Housing Element Law requires the analysis of government-assisted housing that is eligible to change from lower income housing to market rate housing during the next 10 years. Reasons that government assisted housing might convert to market rate include expiring subsidies, mortgage prepayments, or expiration of affordability restrictions.

State law also requires the development of programs aimed at their preservation. The following have been included in this housing element as part of the preservation analysis:

- An inventory of assisted housing units that are at-risk of converting to market rate within ten years.
- An analysis of the costs of preserving and/or replacing these units.
- Resources that could be used to preserve the at-risk units.
- Program efforts for preservation of at-risk units.
- Quantified objectives for the number of at-risk units to be preserved during the housing element planning period.

Use restrictions, as defined by State law, are any federal, state or local statute, regulation, ordinance or contract which as a condition of receipt for any housing assistance. Use restrictions establish maximum limitations on tenant income as a condition of eligibility for occupancy. State law identifies housing assistance as a rental subsidy, mortgage subsidy, or mortgage insurance, to an assisted housing development. The following section analyzes the potential conversion of assisted housing units to market rate housing.

IV. Housing Constraints and Resources

a. Inventory of Assisted Affordable Units

There are three housing projects in the City that have received some form of assistance from federal or local sources.

The Lakeside Apartments contains 128 total units and was built in 1983. According to the complex manager, 52 of the units are subsidized through multifamily housing revenue bonds. The affordability controls on this project will not expire during the next 10 years.

Both the Broadway Machado and Fairview Apartments are owned and operated by the Riverside County Housing Authority (RCHA) for the purposes of providing affordable housing. Through Section 8 Public Housing Program, the Housing Authority subsidizes a total of 30 units. According to the RCHA and HUD, the Broadway Machado Apartments contain 14 subsidized units that receive an average of \$345 per month per unit of Federal assistance. The Fairview Apartments contain 16 subsidized units that also receive an average of \$345 per month per unit of Federal assistance. All of the units are two-bedroom units and contain an average of 3.8-4.0 persons per unit. The average household income for each unit is between \$10-12,000 per year. Representatives from the Riverside County Housing Authority report that there are no plans to convert either apartment complex to market rate rents during this planning period.

Based on the above factors, there are no affordable units in the City at risk of conversion to market rate rents because of termination of subsidy contracts, mortgage prepayment, or expiration of restrictions on use.

TABLE 41
INVENTORY OF ASSISTED UNITS
CITY OF LAKE ELSINORE

<i>Project</i>	<i>Location</i>	<i>Type of Unit</i>	<i>Form of Assistance</i>	<i>Total Units</i>	<i>Assisted Units</i>	<i>Date of Subsidy Termination</i>
Lakeside Apartments	15195 Lincoln Street	Family	Multifamily housing revenue bonds	128	52	2011
Broadway Machado Apartments	16366 Broadway Street	Family	Section 8 – Public Housing	Not available	14	N/A
Fairview Apartments	33051 Fairview Street	Family	Section 8 – Public Housing	Not available	16	N/A

Source: Riverside County Housing Authority; U.S. Department of Housing & Urban Development

Local Rental Subsidy

The primary form of direct rental subsidy available to Lake Elsinore residents is Federal Section 8 Rental Assistance. The Section 8 Program is designed to provide rental assistance for eligible tenants in safe, sanitary, affordable housing. Section 8 is available to very low-income families, individuals, seniors and the disabled, providing vouchers and/or certificates worth a large portion of the HUD designated fair market rents. Persons and households may apply when the waiting list is open and must either live or work in the County of Riverside.

The current FMRs for the Riverside-San Bernardino Metropolitan Area (MSA), which encompasses the City of Lake Elsinore, are shown in Table 43.

TABLE 42
FAIR MARKET RENTS FOR EXISTING HOUSING:
RIVERSIDE-SAN BERNARDINO MSA
CITY OF LAKE ELSINORE

<i>Efficiency*</i>	<i>1 Bedroom</i>	<i>2 Bedroom</i>	<i>3 Bedroom</i>	<i>4 Bedroom</i>
\$448	\$499	\$609	\$845	\$999

*Efficiency = Studio Apartment
FMRs include utility costs
Source: HUD Revised FY 2000 Income Limits

b. Financing Mechanisms

Although there are no “at-risk units” in the City, a variety of federal, state and local programs are available to create and/or maintain rental and purchase affordability for lower income residents. These programs are available as well to other jurisdictions for potential acquisition, subsidy, or replacement of units at-risk. The following summarizes financial resources available to the City, and private and non-profit parties to preserve/create housing that is affordable.

Federal Programs

- **CDBG**—This program is intended to enhance and preserve the City’s affordable housing stock. CDBG funds are awarded to the City on a formula basis for housing activities. Eligible activities include: acquisition, rehabilitation, economic development, and public services. CDBG grants benefit primarily persons/ households with incomes not exceeding 80% of the County median family income.
- **HOME Investment Partnership**—HOME funding is a flexible grant program which is awarded to Lake Elsinore on a formula basis for housing activities which takes into account local market conditions, inadequate housing, poverty and housing production costs. HOME funding is provided to jurisdictions to either assist rental housing or home ownership through acquisition, construction, reconstruction and/or rehabilitation of affordable housing. Also possible is tenant based rental assistance, property acquisition, site improvements, and other expenses related to the provision of affordable housing and projects that serve a group identified as having special needs related to housing.
- **Section 8 Rental Assistance Program**—This program provides rental assistance payments to owners of private market rate units on behalf of Very Low income tenants.
- **Section 811/202 Program**—Non-profit organizations and consumer cooperatives are eligible to receive no interest capital advances from HUD for the construction of Very Low income rental housing for senior citizens and disabled persons. Project based assistance is also provided in conjunction with this program. Section 811 can be used to develop group homes, independent living facilities, and intermediate care facilities. Eligible activities include acquisition, rehabilitation, new construction, rental assistance.

- **HUD Low Income Housing Preservation and Resident Homeownership Act (LIHPRHA)**—LIHPRHA was enacted in response to concern over the prepayment of HUD-assisted housing. The legislation addresses the prepayment of units assisted under Section 221(d)(3) and Section 236 (Section 236 replaced the Section 221(d)(3) program in 1968). Generally, the law facilitates the preservation of these Low-income units by providing incentives to property owners to either retain their units as Low-income, or to sell the project to priority purchasers (tenants, non-profits, or governmental agencies).

Pursuant to LIHPRHA, HUD must offer a package of incentives to property owners to extend the Low-income use restrictions. These incentives would assure property owners an 8% return on the recalculated equity or their property, provided the rents necessary to yield this return fall within a specified federal cost limit. The cost limits are either 120% of the FMR, or the prevailing rent in the local market. If HUD can provide the owner with this return, the owner cannot prepay the mortgage. The owner must either stay in the program, or offer to sell the project (a "voluntary" sale) to a priority purchaser for a 12 month option period, or other purchasers for an additional three months. The owner is required to document this choice in a Plan of Action.

If HUD cannot provide the owner with the 8% return, i.e., the rents required would exceed federal cost limits, the owner may prepay only after offering the sale to priority purchasers for 12 months, or other qualified buyers for an additional 3 months (a "mandatory" sale), and filing a Plan of Action which demonstrates that conversion will not adversely impact affordable housing, or displace tenants. According to the California Housing Partnership Corporation, most projects in California will fall within federal cost limits, except those with exceptionally high rental value or condominium conversion potential.

Projects that are preserved under either of these methods are required to maintain affordability restrictions for the remaining useful life of the project, which is defined minimally as 50 years. Despite these requirements, property owners may still be able to prepay. First, the owner may prepay the property if no qualified offer to purchase the property is made. Second, HUD may not provide some of the discretionary monies to priority purchasers in preservation sales. Finally, the overall success of the preservation efforts is contingent on congressional appropriation of sufficient funding to HUD.

State Programs

- **California Housing Finance Agency (CHFA) Multiple Rental Housing Programs**—This state program provides below market rate financing to builders and developers of multiple-family and elderly rental housing. Tax exempt bonds provide below market mortgage money. Eligible activities include new construction, rehabilitation, and acquisition of properties with 20-150 units.
- **Low Income Housing Tax Credit (LIHTC)**—This state program provides tax credits to individuals and corporations that invest in Low income rental housing. Tax credits are sold to corporations and people with high tax liability and proceeds are used to create housing. Eligible activities include new construction, rehabilitation, and acquisition
- **California Community Reinvestment Corporation (CCRC)**—This private, non-profit mortgage banking consortium provides long term debt financing for affordable multi-family rental housing. Eligible activities include new construction, rehabilitation, and acquisition.

Local Programs

- **Redevelopment Agency Funding**—In compliance with State law, the agency sets aside 20% of its funds for affordable housing activities governed by state law. It is anticipated that no more than \$500,000 will be available for affordable housing activities. Eligible activities include rehabilitation and new construction. The sum above represents a realistic amount based on previous financial commitments to retire debt service. Table 43 illustrates the estimated low- and moderate-income housing fund expenditures for 2000-2005.

TABLE 43
CITY OF LAKE ELSINORE REDEVELOPMENT AGENCY
ESTIMATED LOW/MODERATE INCOME HOUSING FUND EXPENDITURES 2000 - 2005

<i>Fund Activity</i>	<i>2000</i>	<i>2001</i>	<i>2002</i>	<i>2003</i>	<i>2004</i>	<i>5 Yr. Total</i>
New Construction	\$100,000	\$100,000	\$100,000	\$100,000	\$100,000	\$500,000
TOTAL	\$100,000	\$100,000	\$100,000	\$100,000	\$100,000	\$500,000

Source: City of Lake Elsinore, 2001.

Non-Profit Entities

Non-profit entities based relatively proximate to the City of Lake Elsinore can be contacted to gauge their interest and ability in acquiring and/or managing units at-risk of conversion. A partial listing of entities with resources in the Riverside County area is provided in Table 44.

TABLE 44
NON-PROFIT ENTITIES
CITY OF LAKE ELSINORE

<i>Organization</i>	<i>Activities</i>
Coachella Valley Housing Coalition	Affordable housing production, property acquisition/management
Habitat for Humanity	Affordable housing developer
Link Housing (Long Beach)	Affordable housing developer
Olson Company (Seal Beach)	Affordable housing planner/developer

IV. Housing Constraints and Resources

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V. REVIEW OF HOUSING ELEMENT PERFORMANCE TO DATE

A. PROGRESS IN IMPLEMENTING THE 1989 GOALS AND OBJECTIVES

State law establishes a five-year cycle regulating housing element updates. In compliance with the SCAG cycle, the Lake Elsinore Housing Element was updated in 1989 at which time it was found to be in compliance with State law, and was updated again in 1995.

By reviewing the progress in implementation of the adopted programs, the effectiveness of the last element, and the continued appropriateness of these identified programs, a comprehensive housing program strategy has been developed (see Chapter VI).

Table 45 reviews the progress in implementation of the programs, the effectiveness of the 1990 Housing Element programs to date, and the continued appropriateness of the identified programs for this update. The results of the analysis provided the basis for developing the comprehensive housing program strategy for the future planning period, as well as goals for the planning period in progress.

V. Review of Housing Element Performance To Date

**TABLE 45
PROGRESS IN IMPLEMENTING THE 1989 HOUSING ELEMENT PROGRAMS
CITY OF LAKE ELSINORE**

Program	Responsible Agency	Funding Source	Objective	Schedule	Effectiveness		Recommended Changes
					1989-1997	1998-2000	
Conserve/Improve Housing Stock							
Nuisance Abatement Ordinance	Code Enforcement Building Division Planning Division	General Fund	Notice of violation	To be continued through 1996	No data	No data	
Senior Repair Program Rebates Grants Low Interest Loans	Planning Division Riverside County Dept. of Econ/Community Development	CDBG	8-10 dwelling units	To be continued through 1996	No data available.	Senior Home Repair – 83 units Enhanced Senior Home Repair – 76 units	None
Section 8 Rental Assistance Payment to make housing affordable to lower income households	Riverside County Housing Authority	HUD	92 assisted households	On-going	92 households	108 households	None
Assist in the Development of Affordable Housing							
Density Bonus Provision of density bonuses for families and seniors	Planning Division City Manager's Office	General Fund	20 units/year	Ordinance adoption by 7/1/95	No action	No action	Density Bonus Provision to be adopted 09/2001.
Potential for other State and Federal funding sources	Redevelopment Agency Planning Division City Manager's Office	State and Federal programs	Implement two state and federal housing programs to produce affordable housing	On-going	No action	No action	Monitor and evaluate state and federal programs for the potential for the production of affordable housing.
Emergency Shelter Grant Program	County of Riverside	State and Federal programs	Existing programs and services meet the quantified need of homeless persons	On-going (subject to funding availability)	Tender Loving Missions – 18 beds	Tender Loving Missions – 18 beds	None
Regulatory Concessions and Incentives	Planning Division City Manager's Office Redevelopment Agency	General Fund	Reduce housing costs for qualified affordable housing developments	On-going	No action	No action	To be included with Density Bonus Provision.

TABLE 45
PROGRESS IN IMPLEMENTING THE 1989 HOUSING ELEMENT PROGRAMS
CITY OF LAKE ELSINORE

Program	Responsible Agency	Funding Source	Objective	Schedule	Effectiveness		Recommended Changes
					1989-1997	1998-2000	
HOME First-Time Buyer Program	City Manager's Office Finance Director Planning Division	General Fund HUD County of Riverside	10 units	To be continued through 1996	No data available	126 units	None
First-Time Home Buyer (Objective 3.1)	City Manager's Office/RDA	RDA/General Fund	30 units to meet the needs of low and moderate households with two working adults and other special needs groups.	To be continued through 1996	No data available	1999 – 15 units	None
Nonprofit Partnership Program	City Manager's Office City Attorney Planning Division	General Fund	Identify and work with nonprofit housing corporations to develop or rehabilitate affordable housing for Very Low and Low income households.	On-going (subject to funding availability)	No action	Redevelopment Agency approved Affordable Housing D.A. with Century Builders, LLC to fund up to \$100,000 (\$7,500/lot) for Low and Mod Income Housing.	Continue to form partnerships with nonprofit housing corporations.
Adequate Housing Sites							
1990 Land Use Element Land Use Categories Vacant Land Infill Sites	Planning Division	Division Budget	Continue to ensure an adequate supply of land to accommodate the needs indicated by the Regional Housing Needs Assessment.	On-going	Adequate land provided to accommodate RHNA allocation	Adequate land provided to accommodate RHNA allocation	None
Public Services and Facilities Water Sewer Storm Drains Circulation	Public Works Department Special Districts	Department Budget, Special Districts	Continued implementation of facility Master Plans and Circulation Element	On-going	No action	No action	Continue to implement facility Master Plans and Circulation Element.

V. Review of Housing Element Performance To Date

TABLE 45
PROGRESS IN IMPLEMENTING THE 1989 HOUSING ELEMENT PROGRAMS
CITY OF LAKE ELSINORE

Program	Responsible Agency	Funding Source	Objective	Schedule	Effectiveness		Recommended Changes
					1989-1997	1998-2000	
Land Inventory (Objective 1.2)	Planning Division	General Fund	Complete annually a survey of vacant land suitable for residential development and complete a database dealing with new construction needs and constraints.	On-going	No action	No action	Initiate and continue annual surveys.
Environmental Impact Reports	Planning Division	Division Budget, EIR costs	Ensure the adequate availability and delivery of services and utilities prior to development.	Project-by-project basis	All projects reviewed	All projects reviewed	None
Equal Housing Opportunity							
Refer all "red-lining" complaints to federal government as provided for in the Community Reinvestment Act (CRA)	Planning Division	Community Development Block Grants	Reduce discrimination in Lake Elsinore	On-going	No action	No action	None
The city will promote fair housing practices within the city to reduce the effects of discrimination based on arbitrary factors such as race, color, religion, age, sex, family size, marital status, ancestry or national origin.	City Manager's Office Planning Division	General Fund	Ensure no discrimination in housing programs implemented by the city. Prepare booklet on fair housing rights obligations. Disseminate booklet to Chamber of Commerce, realtors and other related agencies.	Implement through planning period.	No action	No action	Coordinate with Fair Housing Council of Riverside County Prepare booklet on fair housing rights obligations. Disseminate booklet to Chamber of Commerce, realtors and other related agencies.

TABLE 46
LAKE ELSINORE HOUSING ELEMENT OBJECTIVES 1989 - 1998
CITY OF LAKE ELSINORE

<i>Housing Goal</i>	<i>Income Category</i>				
	<i>Total</i>	<i>Very Low</i>	<i>Low</i>	<i>Moderate</i>	<i>Upper</i>
Housing Construction (RHNA)	1,500	84	112	520	784
Housing Rehabilitation	50	35	15	0	0
Housing Conservation	118	92	26	0	0

Source: 1990 Lake Elsinore Housing Element (Updated 1995).

TABLE 47
PROGRESS TOWARDS OBJECTIVES
JULY 1989 - DECEMBER 1997
CITY OF LAKE ELSINORE

<i>Unit Type/Description</i>	<i># Units</i>	<i>Very Low</i>	<i>Low</i>	<i>Moderate</i>	<i>Upper</i>
NEW CONSTRUCTION¹					
Single Family Detached	2,281	0	456	798	1,027
Condominiums, Townhomes, Triplex	33	0	22	11	0
Apartments	81	40	41	0	0
Mobile Homes	26	26	0	0	0
Subtotal	2,421	66	519	809	1,027
RHNA	1,500	84	112	520	784
REHABILITATION					
Data not available					
PRESERVATION & ASSISTANCE²					
Lakeside Apartments	26	0	26	0	0
Housing Authority Leases	30	30	0	0	0
Section 8 Rental Voucher Assistance	92	92	0	0	0
Subtotal	148	122	26	0	0

Sources: ¹ California State Department of Finance; ² Riverside County Housing Authority

Overall, the City was able to meet its new construction objectives with 2,421 new units constructed between 1989-1997. The City exceeded its new construction goals for low, moderate, and above moderate income households and constructed approximately 80 percent of the desired 84 new units affordable to very low income households.

Between 1989-1997, housing units have been improved through repair grants and rehabilitation loans. The funding source for these improvements has been the Community Development Block Grants with the City of Lake Elsinore being assisted in program implementation by the County of Riverside. There was no data available on several programs, thus making it difficult to adequately measure program effectiveness during the planning period. Accordingly, the City of Lake Elsinore has made the construction and maintenance of a housing assistance database a key goal to further assist in the recording and construction of affordable housing units (see Policy 2.1.4 in Section VI).

V. Review of Housing Element Performance To Date

Through participation in the County's programs, the City was able to meet and exceed its housing conservation goals. The Lakeside Apartments, which provided subsidized rents through Section 8 Public Housing assistance, maintained 26 units affordable to low income households. The Riverside County Housing Authority operated two apartment complexes that provided 30 housing units affordable to very low income households and 92 households received Section 9 Rental Voucher Assistance.

VI. GOALS, POLICIES, PROGRAMS, AND QUANTIFIED OBJECTIVES

A. GOALS AND POLICIES

The City of Lake Elsinore's official development policies related to housing are presented in this section. These development policies are established to guide the development, redevelopment and preservation of a balanced inventory of housing to meet the needs of present and future residents of the City. It is the goal of the City to ensure that all residents of the City have decent, safe, sanitary and affordable housing regardless of income. This statement guides the City's actions with respect to housing. The specific goals, policies and actions detailed in this section provide the framework for the City's overall housing program. The specific policies and actions included in this element are intended to provide a wide variety of programs and tools to implement the City's General goals. Actual programs will be implemented at the discretion of the City in order to meet established objectives.

The goals and policies contained in the Housing Element address Lake Elsinore's identified housing needs and are implemented through a series of actions and programs. Housing programs define the specific actions the City will take to achieve specific goals and policies. The action plan includes both programs currently in operation and new activities that have been added to address the City's unmet housing needs.

According to Government Code Section 65583(b), a local Housing Element must include:

"A statement of the community's goals, quantified objectives, and policies relative to the maintenance, improvement, and development of housing."

The state housing law also requires a statement of quantified objectives on the maximum feasible number of housing units that can be constructed, conserved and maintained. This requirement has been interpreted by the State Department of Housing and Community Development as requiring statements on:

- The number of standard, affordable units the city intends to conserve in this condition;
- Numbers of housing units that will be rehabilitated during the planning program period;
- Number of housing units that will be constructed during the planning program period.

The State Department of Housing and Community Development also has advised that objectives should be established for new production in the affordable cost range. The goals, objectives and policies of the Lake Elsinore Housing Element are restated as follows:

1. Goals

GOAL 1 *To provide decent housing opportunities and a satisfying living environment for residents of Lake Elsinore.*

OBJECTIVE 1.1 Achieve the construction of 3,763 new housing units during the Housing Element program planning period (1998-2005).

- Policy 1.1.1 The city shall monitor new construction on a yearly basis and prepare annual reports for review by the City Council in order to evaluate progress on meeting housing production objectives.
- Policy 1.1.2 The city shall conduct periodic market surveys to collect data on the prices and rents of housing that has been recently constructed in order to monitor progress on meeting housing needs.
- OBJECTIVE 1.2** Provide an inventory of land sufficient to accommodate the "share of regional housing needs" at varying densities over the next five years.
- Policy 1.2.1 The city will complete annually a survey of vacant land suitable for residential development and inform the Planning Commission and City Council and make the information available to the development community.
- Policy 1.2.2 The city shall develop a complete data base dealing with new construction needs and constraints and transmit that information to the Southern California Association of Governments for the next Regional Housing Needs Assessment update.
- OBJECTIVE 1.3** Provide adequate housing sites in relation to housing production needs and consistent with the Land Use Element.
- Policy 1.3.1 The City shall prepare information on the availability of public services and facilities and any infrastructure constraints to residential development.

GOAL 2 To conserve and improve the condition of the existing affordable housing stock

- OBJECTIVE 2.1** Achieve the conservation of existing affordable rental housing throughout the city, including dwellings occupied by households assisted through the local, State, or Federal programs.
- Policy 2.1.1 The City shall participate in programs to preserve the existing housing stock in sound condition and correct neighborhood conditions which cause blight and deterioration.
- Policy 2.1.2 The City shall continue to use code enforcement to improve and conserve existing housing throughout Lake Elsinore neighborhoods.
- Policy 2.1.3 The City shall maintain and upgrade existing neighborhood infrastructure including, but not limited to, sidewalks, parkways and waterlines.
- Policy 2.1.4 The City shall maintain an annual database of housing units and properties receiving assistance through local, State, or Federal programs.
- OBJECTIVE 2.2** Maintain the existing housing stock through rehabilitation where needed, and achieve the rehabilitation of 35 dwelling units during the program planning period (1998-2005).
- Policy 2.2.1 The City shall allocate a portion of the city's share of CDBG funds to the financing of housing stock improvements in the city's neighborhoods.

- Policy 2.2.2 The City shall evaluate on a continuous basis additional means of meeting the city's housing conservation, maintenance and improvement goals, including the removal of governmental constraints; and utilization of State and Federal programs, as appropriate.

GOAL 3 To assist in the development of adequate housing to meet the needs of low and moderate income households.

- OBJECTIVE 3.1** Facilitate the development of at least 2,933 dwelling units during the remainder of the program planning period (2000-2005) to further assist in providing the City's fair share of low and moderate income households in accordance with Article 10.6 of the California Government Code which defines low and moderate income families and households, relative to the share of affordable housing provided elsewhere in the County.

- Policy 3.1.1 The City shall facilitate the development of new housing to meet the needs of first-time buyers with two working adults and other special needs groups, as appropriate.

- OBJECTIVE 3.2** Promote the construction of housing units affordable to low income households through the adoption of an Affordable Housing Density Bonus Ordinance.

- Policy 3.2.1 The City shall adopt an Affordable Housing Density Bonus Ordinance to assist in the development of affordable housing.

GOAL 4 To address, and where appropriate and legally possible, remove constraints to the maintenance, improvement and development of housing.

- OBJECTIVE 4.1** Promote reasonable processing time and fees and encourage incentives for the provision of quality housing opportunities.

- Policy 4.1.1 The City shall consider fee waivers and accelerated processing as methods of facilitating the production of affordable housing.

- OBJECTIVE 4.2** Promote methods of enhancing land availability within the framework of the Land Use Element and Zoning Ordinance.

- Policy 4.2.1 The City shall utilize Specific Plans and other land planning concepts to encourage a diversity of housing.

GOAL 5 To promote housing opportunities for all persons regardless of race, religion, sex, marital status, ancestry, national origin, or color.

- OBJECTIVE 5.1** Provide residents of Lake Elsinore the opportunity to seek housing in a neighborhood of their choice.

- Policy 5.1.1 The City shall coordinate with state and county agencies involved in ensuring compliance with fair housing laws.

GOAL 6 To encourage the incorporation of energy conservation features in the design of all new housing development and the installation of conservation devices in existing developments.

OBJECTIVE 6.1 Promote the conservation of scarce energy resources and reduce the community's reliance on traditional energy resources.

Policy 6.1.1 The City shall encourage the incorporation of energy conservation features in the design of all new construction, including but not limited to, thermal insulation, sealed gas lines and solar energy systems.

Policy 6.1.2 The City shall encourage the use of passive design concepts that make use of the natural climate to increase energy efficiency.

B. IMPLEMENTATION TOOLS

The following table identifies available federal, state and local resources available to the City of Lake Elsinore for accomplishing its goals and quantified objectives. Although the City has access to all of the resources listed below, programs will be targeted to address specific housing needs.

**TABLE 48
RESOURCES AVAILABLE FOR HOUSING ACTIVITIES
CITY OF LAKE ELSINORE**

Program	Description	Eligible Activities
Local Resources		
Lake Elsinore Redevelopment Agency 20% Set-Aside Fund	Funds received from increased property taxes generated by property improvements sponsored by the Agency's redevelopment project areas. Twenty percent (20%) of these property tax funds must be set aside for the development, preservation, or rehabilitation of affordable housing. An estimated \$500,000 dollars will be available during the remainder of the planning period. Allocations of tax increment may increase as development activity increases in the Project Areas.	• Housing Rehabilitation • Neighborhood Compatibility (Code Enforcement) • Public Facility and Infrastructure Improvement Programs • First Time Homebuyers Assistance • Rental Rehabilitation • Mobile Home Rehab Program • Senior Housing Assistance
Density Bonus	Once adopted, the Density Bonus Provision will allow an increase in density to developers who set-aside at least 25% of their project to low-and moderate-income persons, in conjunction with at least one financial and one development incentive	• Density Bonus
Tax-Exempt Bonds	The Redevelopment Agency and the City have the authority to issue tax-exempt bonds. Bond proceeds are used to develop affordable housing	• Housing Development
City/Agency Owned Land	If available and appropriate, City or Agency owned land may be made available	• Housing • Community Facilities
Lease Purchase Program	Lease Revenue Pass-Through Obligation bonds are issued by the California Cities Home Ownership Authority to fund a lease-purchase program that will assist homebuyers countywide.	• Homebuyers Assistance

TABLE 48
RESOURCES AVAILABLE FOR HOUSING ACTIVITIES
CITY OF LAKE ELSINORE

Program	Description	Eligible Activities
County of Riverside Resources	Housing Improvement Program, Rental Rehab Program, Senior Home Repair (minor and enhanced), First Time Homebuyers Program, Multi-family Revenue Bonds, Shelter Care Plus.	• Rental Assistance • Home and Rental Rehabilitation Assistance • First Time Home Buyers Assistance
State Resources		
Mortgage Credit Certificate (MCC)	Federal tax credit for low- and moderate-income homebuyers who have not owned a home in the past three years. Allocation for MCC is provided by the State and administered by the County	• First Time Home Buyer Assistance
California Department of Housing & Community Development Predevelopment Loan Program	Low interest loans for the development of affordable housing with non-profit agencies	• Predevelopment Loans
Proposition 1A	Proposition 1A includes provisions to establish a Downpayment Assistance Program and a Rent Assistance Program using school fees collected from affordable housing projects. Potential buyers or tenants of affordable housing projects are eligible to receive assistance in the form of down-payment assistance or rent subsidies from the State at amounts equivalent to the school fees paid by the affordable housing developers for that project in question. This programs structure and implementation strategy has not yet been determined by the State of California	• Downpayment Assistance • Rental Assistance
Emergency Shelter Program	Grants awarded to non-profit organizations for shelter support services	• Support Services
Mobile Home Park Conversion Program (M Prop)	Funds awarded to mobile home park tenant organizations to convert mobile home parks to resident ownership	• Acquisition • Rehabilitation
California Housing Finance Agency (CHFA) Multiple Rental Housing Programs	Below market rate financing offered to builders and developers of multiple family and elderly housing. Tax-exempt bonds provide below-market mortgage money	• New Construction • Rehabilitation • Acquisition of Properties (20-150 units)
California Housing Rehabilitation Program	Low interest loans for the rehabilitation of substandard homes owned and occupied by lower-income households. City and non-profits sponsor housing rehabilitation projects.	• Rehabilitation • Repair of Code Violations • Property Improvements
California Housing Finance Agency Home Mortgage Purchase Program	CHFA sells tax-exempt bonds to provide below-market loans to first time homebuyers. Program is operated through participating lenders that originate loans purchased by CHFA	• Homebuyer Assistance
Low Income Housing Tax Credit (LIHTC)	Tax credits available to individuals and corporations that invest in low-income rental housing. Tax credits are sold to corporations and people with high tax liability, of which the proceeds are utilized for housing development	• Rehabilitation • New Construction • Acquisition

**TABLE 48
RESOURCES AVAILABLE FOR HOUSING ACTIVITIES
CITY OF LAKE ELSINORE**

Program	Description	Eligible Activities
Federal Resource –Entitlement		
Community Development Block Grant (CDBG)	Entitlement program that is awarded to the City on a formula basis. The objectives are to fund housing activities and expand economic opportunities. Project must meet one of three national objectives: benefit low- and moderate-income persons; aid in the prevention or elimination of slums or blight; or meet other urgent needs.	• Section 108 Loan Repayments • Historic Preservation • Admin. & Planning • Code Enforcement • Public Facilities Improvements • Housing Activities
HOME Investment Partnership (HOME) Program	Grant program for housing. The intent of this program is to expand the supply of decent, safe, and sanitary affordable housing. HOME is designed as a partnership program between the federal, state, and local governments, non-profit and for-profit housing entities to finance, build/rehabilitate and manage housing for lower-income owners and renters	• Multi-Family Acquisition/Rehab • Single-Family • CHDO Assistance • Administration
Emergency Shelter Grants (ESG)	Annual grant funds are allocated on a formula basis. Funds are intended to assist with the provision of shelter and social services for homeless	• Homelessness Prevention • Essential Services • Operating Expenses
Housing Opportunities for Persons with AIDS (HOPWA)	Funds are allocated to Riverside County and made available countywide for supportive social services, affordable housing development, and rental assistance to persons with HIV/AIDS.	• Rental Assistance • Supportive Social Services • Administration
Mortgage Credit Certificate Program	Under the MCC Program, first-time homebuyers receive a tax credit of up to 15% of the mortgage interest paid for the year based on a percentage of the interest paid on their mortgage. This credit typically amounts to \$80 TO \$125 monthly. This program may be used alone or in conjunction with a Down Payment Assistance Loan.	• Home Buyer Assistance
Low-income Housing Credit (LIHTC)	Program encourages the investment of private capital for the creation of affordable rental housing for low-income households. Tax credits are available to individuals and corporations who invest in such projects.	• New Construction • Housing Rehabilitation • Acquisition
Federal Resources – Competitive		
Supportive Housing Grant	Grants to improve quality of existing shelters and transitional housing. Increase shelters and transitional housing facilities for the homeless	• Housing Rehabilitation
Section 8 Rental Assistance	Rental assistance program which provides a subsidy to very low-income families, individuals, seniors and the disabled. Participants pay 30% of their adjusted income toward rent.	• Rental Assistance
Section 202	Grants to non-profit developers of supportive housing for the elderly	• Acquisition • Rehabilitation • New Construction • Rental Assistance • Support Services

TABLE 48
RESOURCES AVAILABLE FOR HOUSING ACTIVITIES
CITY OF LAKE ELSINORE

Program	Description	Eligible Activities
Section 811	Grants to non-profit developers of supportive housing for person with disabilities, including group homes, independent living facilities and intermediate care facilities	• Acquisition • Rehabilitation • New Construction • Rental Assistance
Shelter Care Plus	Provides grants for rental assistance for permanent housing and case management for homeless individuals with disabilities and their families	• Rental Assistance • Homeless Prevention
Home Ownership for People Everywhere (HOPE)	HOPE program provides grants to low income people to achieve homeownership. The three programs are: <i>HOPE I</i> —Public Housing Homeownership Program <i>HOPE II</i> —Homeownership of Multi-family Units Program <i>HOPE III</i> —Homeownership for Single-family Homes	• Homeownership Assistance
Section 108 Loan	Provides loan guarantee to CDBG entitlement jurisdictions for pursuing large capital improvement or other projects. The jurisdiction must pledge its future CDBG allocations for loan repayment. Maximum loan amount can be up to five times the entitlement jurisdiction's most recent approved annual allocation. Maximum loan term is 20 twenty years.	• Acquisition • Rehabilitation • Home Buyer Assistance • Homeless Assistance
Private Resources		
Federal National Mortgage Association (Fannie Mae)	• Community Home Buyer Program – Fixed rate Mortgages	• Homebuyer Assistance
	• Community Home Improvement Mortgage Program – Mortgages for purchase and rehabilitation of a home	• Homebuyer Assistance/Rehab
	• Fannie Neighbor – Under served low-income minorities are eligible for low down-payment mortgages for the purchase of single-family homes	• Expand Home Ownership for Minorities
California Community Reinvestment Corporation (CCRC)	Non-profit mortgage banking consortium that pools resources to reduce lender risk in financing affordable housing. Provides long term debt financing for affordable multi-family rental housing	• New Construction • Rehabilitation • Acquisition
Federal Home Loan Bank Affordable Housing Program	Direct subsidies to non-profit and for-profit developers, and public agencies for affordable low-income ownership and rental projects	• New Construction • Expand Home Ownership for Lower Income Persons
Savings Association Mortgage Company (SAMCO)	Statewide loan pool that provides thirty-year permanent loans for affordable housing projects, serving persons earning up to 120% of the median income.	• Construction • Redevelopment

Source: The Planning Center: 2000

C. HOUSING PLAN SUMMARY

An important component of the Housing Element is the City's quantification of what it will accomplish during the current planning period. This is accomplished with a statement of the community's goals, quantified objectives, and policies relative to the maintenance, preservation, improvement, and development of housing. This analysis must include a program which sets forth a five-year schedule of actions the local government is undertaking or intends to undertake to implement the policies and achieve the goals and objectives of the housing element, including:

- Improvement and conservation of housing, including affordable housing stock. Sec.65583(b)& Sec.65583(c)(4);
- Production of housing as set forth in the goal and objectives Sec.65583(b);
- Assist in the development of housing to meet the needs of low- and moderate-income households. Sec.65583(c)(2);
- Address, and where possible, remove governmental constraints Sec.65583(c)(3);
- Adequate sites for housing Sec.65583(c)(1);
- Adequate provision of housing for existing and projected needs, including regional share, for all economic segments of the community Sec.65583(c);
- Promotion of equal housing opportunities for all persons. Sec.65583(c)(6);
- Preserve assisted housing at risk of converting to non-low income uses. Sec.65583(c)(6).

Table 49 summarizes the Housing Action Plan for the planning period.

TABLE 49
HOUSING PLAN SUMMARY
CITY OF LAKE ELSINORE

<i>Housing Program</i>	<i>Program Intent</i>	<i>Plan Objective (# Units to be Assisted)</i>	<i>Potential Funding Source ¹</i>	<i>Responsible Agency</i>	<i>Time Frame</i>
HOUSING AVAILABILITY AND PRODUCTION					
Land Use Element/ Development Code, Site Availability	Provide a range of residential development opportunities through land use and zoning designations, and specific plan implementation. Provide adequate sites to accommodate future growth in the City.	- Review and update General Plan. - Focus development activities within entitled Specific Plans and within the Downtown. - The Agency will identify 1 site per year, if available, and/or CDBG allocations to provide the following incentives which may be applied to an affordable housing project: 1) lease of City/Agency owned property at low rates for a term consistent with the duration of affordability restrictions; 2) land write-downs; or 3) provision of off-site improvements. - The City shall enlist the assistance of non-profit developers to develop, construct, and manage any affordable housing project involving City/Agency owned land leased at low rates, thereby complying with article 34 of the State Constitution. - Maximize use of vacant R-2 and R-3 land.	General Fund General Fund Set-Aside Funds General Fund General Fund; CDBG; Set-Aside Fund	Planning Division Redevelopment Agency	- Review an update General Plan By 2005. - Ongoing. - As appropriate if requested as an incentive. 2000-2003. - Ongoing.

VI. Goals, Policies and Programs

**TABLE 49
HOUSING PLAN SUMMARY
CITY OF LAKE ELSINORE**

<i>Housing Program</i>	<i>Program Intent</i>	<i>Plan Objective (# Units to be Assisted)</i>	<i>Potential Funding Source ¹</i>	<i>Responsible Agency</i>	<i>Time Frame</i>
		• Draft development agreements that include requirements for developments to incorporate a wide range of housing types, densities, and prices. • Draft development agreements that include concurrent affordable housing development requirements that mandate developers construct a percentage of affordable housing concurrently with market rate housing in each phase of development.			
Sites for Homeless and Emergency and Transitional Shelters	Provide adequate sites for emergency shelters.	• Modify Zoning Code to allow for conditional use of emergency shelters in churches, City administrative facilities, and other facilities suitable for emergency shelter, subject to review and CUP on a case-by-case basis. • Modify Zoning Code to specifically allow homeless facilities in R-2 /R-3 zones with a CUP.	General Fund, Set-Aside Fund, Emergency Shelter Grant funds	Planning Division	June 2002.
Density Bonus	Provide incentives for development of low income housing through provision of a density bonus. Actively promote its use in	• Accommodate requests from developers for application in any "Residential" zone	General Fund Set-Aside Funds Other resources for incentives	Planning Division Redevelopment Agency	• Ongoing. • November 2002. • Ongoing. Discuss

City of Lake Elsinore
HOUSING ELEMENT UPDATE

TABLE 49
HOUSING PLAN SUMMARY
CITY OF LAKE ELSINORE

<i>Housing Program</i>	<i>Program Intent</i>	<i>Plan Objective (# Units to be Assisted)</i>	<i>Potential Funding Source ¹</i>	<i>Responsible Agency</i>	<i>Time Frame</i>
	Redevelopment Project Areas, in conjunction with mixed-use projects in the Downtown, for senior housing, and within Specific Plans.	• Adopt a special density bonus provision that provides developers with the ability to develop at intensities at least 25% above the maximum density allowed by the City's Zoning Ordinance. Also consider or other incentives to promote the construction of rental housing with three or more bedrooms. • Provide incentives such as funding, land write-downs, development fee waivers, or reduced development standards for development of low income housing through provision of a density bonus. Actively promote its use in Redevelopment Project Areas, in conjunction with mixed-use projects in the Downtown, for senior housing, and within Specific Plans.			with developer when pre-application is filed or interest in development is expressed.
Public Services and Facilities	Ensure consistency within General Plan and Master Plans to ensure availability of services and utilities.	• Continued implementation of facility Master Plans and Circulation Element	City of Lake Elsinore Planning Division Budget Special Districts	Public Works Department Special Districts	• Ongoing.
Environmental Review	Review all projects to avoid and/or mitigate associated negative externalities.	• Ensure the adequate availability and delivery of services and utilities prior to development.	City of Lake Elsinore Planning Division Budget EIR costs	Planning Division	• Project-by-project basis.

VI. Goals, Policies and Programs

TABLE 49
HOUSING PLAN SUMMARY
CITY OF LAKE ELSINORE

<i>Housing Program</i>	<i>Program Intent</i>	<i>Plan Objective (# Units to be Assisted)</i>	<i>Potential Funding Source ¹</i>	<i>Responsible Agency</i>	<i>Time Frame</i>
ASSIST IN DEVELOPMENT OF AFFORDABLE HOUSING					
Lake Elsinore Redevelopment Agency and Private Developers	Work with developers to increase homeownership opportunities for low and moderate income households.	52 dwelling units (\$100,000 per year total in loans)	Set-Aside funds; CDBG, HOME	Redevelopment Agency	Ongoing.
Multi-family Acquisition	Pursue programs assisting lower income renters through acquisition of existing rental complexes.	Consider pursuing a program through the Redevelopment Agency, if RDA Set-Aside or other sources of funding are available, or through interested CHDO's and/or non-profit organizations, to purchase affordability covenants on existing multi-family units, subject to restrictions that the affordability covenants would be in effect for not less than 30 years, and that 50% of the units would be affordable to very low income households. Target 1 project of a minimum of 20 units for very low income.	Set-Aside Funds, CDBG, HOME, Bond Financing	Redevelopment Agency	Review funding options and program potential by 3/2002.
County of Riverside Housing Authority and Economic Development Agency Programs	Maintain and increase supply of housing units for low and moderate income renters and homeowners utilizing County of Riverside resources.	Work with the Housing Authority to ensure all funds allocated to the City in the joint City/County Mortgage Revenue Bond financing pool are expended to meet the City's RHNA needs.	State of California	Riverside County Housing Authority	- On-going. - Annually.

City of Lake Elsinore
HOUSING ELEMENT UPDATE

TABLE 49
HOUSING PLAN SUMMARY
CITY OF LAKE ELSINORE

<i>Housing Program</i>	<i>Program Intent</i>	<i>Plan Objective (# Units to be Assisted)</i>	<i>Potential Funding Source ¹</i>	<i>Responsible Agency</i>	<i>Time Frame</i>
		• Maximize use of Section 8 vouchers in the City to maintain 108 units. Strive to increase vouchers by 10 per year. • Continue to provide homeownership assistance through the County's Mortgage Certificate Program. Strive for assistance to 10 units over the planning period.	• HUD	• EDA	• 2 per year.
Riverside County Housing Authority	Assist very low income households with rental payments.	• Continue to support the activities of the Riverside County Housing Authority and other private and non-profit homeless and supportive housing providers in the vicinity. • Continue cooperation with the Riverside County Housing Authority to provide 450 Section 8 rental assistance to eligible tenant households, and work with property owners to encourage expansion of rental projects participating in the program, as well as provision of 30 units of public housing in the City.	HUD ESG Non-profit organizations and private donations	Riverside County Housing Authority Redevelopment Agency Private and Non-profit organizations	• Ongoing.

VI. Goals, Policies and Programs

TABLE 49
HOUSING PLAN SUMMARY
CITY OF LAKE ELSINORE

<i>Housing Program</i>	<i>Program Intent</i>	<i>Plan Objective (# Units to be Assisted)</i>	<i>Potential Funding Source ¹</i>	<i>Responsible Agency</i>	<i>Time Frame</i>
Section 202 Elderly or Handicapped Housing	Provide housing and related facilities for the elderly and handicapped. Support all viable non-profit entities seeking Section 202 funding.	Encourage non-profit sponsors to make application for HUD Section 202 allocations for construction or acquisition/rehabilitation of rental housing for seniors and the handicapped by taking all actions necessary to expedite processing and approval of such projects. In addition, the City will emphasize reduced parking requirements for Section 202 projects.	HUD Section 202 Program; Bond Financing; Redevelopment Agency; General Fund	Redevelopment Agency Planning Division	Ongoing, as requested.
Low-Income Housing – Non-Market Rate Housing in Market Rate Rental Projects (LIHTC)	Increase the supply of low-income rental units. Inform developers and non-profits about LIHTC.	- Support the use of the State Low Income Housing Tax Credit Program by private investors and corporations, where appropriate, to create financial incentive for long-term developer compliance with affordability restrictions. - Identify sites suitable for projects, make sources of funding known and available, and take processing/promotional actions as necessary, if funding is available and interest exists. - Continue to fully cooperate and coordinate with	State Allocation Committee (LIHTC); General Fund	Administered by DOF; Planning Division Redevelopment Agency Private Investors and Developers County of Riverside	- As requested by investors and developers. - Identify suitable sites by 2002.

City of Lake Elsinore
HOUSING ELEMENT UPDATE

TABLE 49
HOUSING PLAN SUMMARY
CITY OF LAKE ELSINORE

<i>Housing Program</i>	<i>Program Intent</i>	<i>Plan Objective (# Units to be Assisted)</i>	<i>Potential Funding Source ¹</i>	<i>Responsible Agency</i>	<i>Time Frame</i>
		Riverside County to identify sites and experienced non- and for-profit developers for low-income housing development.			
Emergency Shelter Grant Program	Assist in the provision of services for homeless persons	Provide assistance to organizations and groups providing services to homeless persons	State and Federal Programs	County of Riverside	Ongoing (subject to funding availability).
CONSERVE AND IMPROVE EXISTING AFFORDABLE HOUSING					
Preservation of Existing and Future Affordable Units	Conserve affordable housing in the City at risk of converting to market rate	Conserve the 82 units currently assisted, although not at-risk (52 at Lakeside Apartments and 30 through RCHA.)	Set-Aside funds HUD; CDBG	Redevelopment Agency Riverside County Housing Authority HUD	Contact project owners one year prior to expiration of affordability covenants.
HUD Foreclosure Homes	Preserve a valuable single family housing resource	Investigate the feasibility of acquiring HUD foreclosure homes and offering them to households with incomes below 80% of the County median. Strive to acquire 5 homes during the planning period.	Set-Aside Funds, HOME	Redevelopment Agency HUD	- Determine feasibility by the beginning of 2002. - Acquire Homes between 2002-2005.
Senior Repair Program	Provide assistance to elderly households to prevent deterioration of homes through rebates, grants, and low-interest loans.	Provide assistance to 8-10 dwelling units	Community Development Block Grants	Planning Division EDA	Ongoing.
Code Enforcement	Ensure enforcement of current building codes and prevent deterioration of existing housing stock.	Notice of violations	General Fund	Code Enforcement Building Department Planning Division	Ongoing.

VI. Goals, Policies and Programs

**TABLE 49
HOUSING PLAN SUMMARY
CITY OF LAKE ELSINORE**

<i>Housing Program</i>	<i>Program Intent</i>	<i>Plan Objective (# Units to be Assisted)</i>	<i>Potential Funding Source ¹</i>	<i>Responsible Agency</i>	<i>Time Frame</i>
REMOVAL OF GOVERNMENTAL CONSTRAINTS					
Priority Processing for Affordable Housing or Special Features	Facilitate production of affordable housing. Minimize project holding costs. Assign priority processing to affordable housing, housing rehabilitation in which handicap accessibility improvements are planned, senior projects and mixed use in Downtown	The City shall prioritize development processing time of applications for new construction or rehabilitation of housing for lower and moderate-income households and seniors, handicapped units and mixed-use/residential infill in the downtown.	General Fund	Planning Division	Ongoing as applications are received.
Land Availability	Assure an adequate supply of land to meet the RHNA needs allocation	- Review vacant land inventory and make recommendations to increase supply available for all types of development. Rezone as necessary. - Maximize potential use of vacant R-2 and R-3 land.	General Fund	Planning Division	Annually.
Modify Development Fees	Provide incentives to developers of affordable/senior housing or other housing addressing special needs. Minimizes project holding costs.	- Review development fees and where feasible, recommend reduction of fees or deferred payment until occupancy for projects with affordable units. - Utilize set-aside or CDBG funds to reduce constraints associated with infrastructure improvements to facilitate specific affordable housing projects	General Fund	Planning Division Building Department	- Establish incentive levels and conditions 2002. - Ongoing implementation.

TABLE 49
HOUSING PLAN SUMMARY
CITY OF LAKE ELSINORE

<i>Housing Program</i>	<i>Program Intent</i>	<i>Plan Objective (# Units to be Assisted)</i>	<i>Potential Funding Source ¹</i>	<i>Responsible Agency</i>	<i>Time Frame</i>
EQUAL HOUSING OPPORTUNITY					
Equal Housing Opportunity	Compliance with Federal Housing Act. Provide tenant rights assistance. Investigate discrimination complaints and provide tenant/landlord mediation.	• Support the activities of the Fair Housing Council of the County of Riverside. • Coordinate housing actions with social service agencies and support efforts of organizations dedicated to working toward elimination of discrimination of housing. • Require that new development meet the ADA requirements. • Support local private and non-profit groups and the County of Riverside Housing Authority in addressing the housing needs of the homeless and other disadvantaged groups. • Prepare booklet on fair housing rights obligations and disseminate, along with County materials, to Chamber of Commerce and public facilities such as the City's planning counter, post offices, community centers, and libraries, among others.	CDBG	Riverside County Fair Housing Council Planning Division City Manager	• Services provided as requested. • Prepare booklet by 2002.

VI. Goals, Policies and Programs

**TABLE 49
HOUSING PLAN SUMMARY
CITY OF LAKE ELSINORE**

<i>Housing Program</i>	<i>Program Intent</i>	<i>Plan Objective (# Units to be Assisted)</i>	<i>Potential Funding Source ¹</i>	<i>Responsible Agency</i>	<i>Time Frame</i>
ENERGY CONSERVATION OPPORTUNITIES					
Public Education	Promote residential energy conservation	- The City will support public education programs and encourage water conservation - Encourage maximum utilization of federal and state programs that assist homeowners in energy conservation activities	General Fund and other public or private sources	Planning Department Outside conservation groups	Ongoing.
Title 24 Administrative Code	Require compliance in new construction and rehabilitation	The City will continue to enforce building codes and regulations (Title 24)	General Fund	General Fund	Ongoing.
HOUSING ELEMENT MONITORING AND REPORTING					
Annual Housing Progress Report	Ensure that the Housing Element retains its viability and usefulness through annual review and reporting	- Develop monitoring program and report annually to the City Council on number of units constructed, number of units assisted through federal, state, and local programs, and overall implementation progress. - Forward the monitoring report to HCD	General Fund and Division Budget	Planning Division	Annually.

¹ Identifies potential sources of funding. Listing of a particular funding source of a particular program does not connote that it has been allocated or appropriated as a source of funding for such program.

VII. QUANTIFIED OBJECTIVES

State Housing Law requires that each jurisdiction establish the maximum number of housing units that will be constructed, rehabilitated, and preserved over the planning period. The Quantified Objectives for the Housing Element reflect the planning period from July 1, 1998 to June 30, 2005.

It is important to note that while the Quantified Objectives of the RHNA are required to be part of the Housing Element and the City will strive to obtain these objectives, Lake Elsinore cannot guarantee that these needs will be met given limited financial and staff resources, and the increasing gap in affordability of housing resources and incomes. Satisfaction of the City's regional housing needs will partially depend on the cooperation of private funding sources and resources of the State, Federal and County programs that are used to support the needs of the very low, low and moderate income households. Additionally, outside economic forces heavily influence the housing market. State law recognizes that a locality may not be able to accommodate its regional fair share housing need.

The Quantified Objectives assume optimum conditions for the production of housing. However, environmental, physical and market conditions exert influence on the timing, type and cost of housing production in a community.

A. NEW CONSTRUCTION

Table 50 contains the quantified objectives that will be used as guidelines toward meeting the City of Lake Elsinore's new construction objectives for the 1998-2005 planning period, and compares them to the fair share established by the RHNA methodology.

Quantified objectives for new construction are based on the following factors and assumptions:

- Housing construction trends between 1996-2000 (average of 326 units/year)
- City records of units completed between 1998 and 2000;
- Entitled projects in the pipeline currently either under construction or awaiting Planning Commission review and approval, or projects which have been the subject of negotiation with the City but for which permits are pending;

The above assumptions and factors illustrate that, while construction trends indicate low production rates, the City has an ample number of entitled projects (see Table 38). Housing production rates, therefore, may increase above past levels, although market trends do not indicate that production rates will consume all entitled projects. Accordingly, the City of Lake Elsinore's quantified objectives for new construction have been set equal to the RHNA allocations.

In the event that some or all of the assumed potential units based on past trends, and/or targeted objectives established on availability of federal, state or local funding resources assistance are not achieved, the City will still make substantial progress toward meeting its fair share RHNA allocations.

The objectives for a proportion of the low, as well as the moderate and above moderate income groups are anticipated to be met through market rate new construction. The objectives for the very low income group are met under the assumption that significant involvement of the Redevelopment Agency is anticipated in these objectives. It should be noted that the exact number and affordability distribution for units may vary from those specified in the tables.

TABLE 50
NEW CONSTRUCTION HOUSING OBJECTIVES 1998-2005
CITY OF LAKE ELSINORE

<i>Unit Type/Description</i>	<i># Units</i>	<i>Very Low</i>	<i>Low</i>	<i>Moderate</i>	<i>Upper</i>
Single Family Detached	13,982	0	0	2,532	11,450
Single Family Attached	720	0	720	0	0
Multi Family	2,548	1,150	1,398	0	0
Mobilehome	23	0	23	0	0
Construction Potential within Planning Period	17,273	1,150	2,141	2,532	11,450
New Construction Objectives 1998-2005	3,763	978	639	829	1,317
Fair Share Needs Allocation	3,763	978	639	829	1,317

Note: Construction potential represents both units constructed between 1998-2000 and those units approved for construction that are expected to be constructed within the planning period. See Table 39 and associated text for a detailed breakdown of approved units.

B. CONSERVATION OF EXISTING "AT RISK" UNITS

There are 82 assisted multi-family units in the City of Lake Elsinore. None of the units are at-risk of converting to market rates within 10 years.

C. PRESERVATION AND REHABILITATION

Table 51 summarizes the preservation and rehabilitation quantified objectives for the planning period.

TABLE 51
PRESERVATION/REHABILITATION OBJECTIVES 1998 - 2005
CITY OF LAKE ELSINORE

<i>Program</i>	<i>Very Low Income</i>	<i>Low Income</i>	<i>Moderate</i>	<i>Total</i>
Rehabilitation				
Senior Repair Program	0	5	5	10
HUD Foreclosure Homes	0	5	0	5
Multi-family Acquisition	20	0	0	20
Preservation of At-Risk Units ¹	0	0	0	0
Subtotal	20	10	5	35
Preservation/Assistance				
Redevelopment Agency and Private Developers ²	13	39	0	52
Mortgage Credit Certificates	0	10	0	10
Section 8 Rental Assistance Increase ³	25	25	0	50
Homeless Outreach Program (ESG) ⁴	18	0	0	18
Subtotal	56	74	0	130
Total	76	84	5	155

¹ There are no units at-risk during the 1998-2005 Housing Element Period.

² These figures are based upon a Development Agreement between the City of Lake Elsinore Redevelopment Agency and Century Builders for assistance of \$100,000. Such agreements are expected to continue and ultimately assist 52 total units at a rate of \$7,500 per unit.

³ Figure represents the number of additional units to be assisted through Section 8 vouchers. Currently, 108 households are assisted.

⁴ Figure represents number of beds.

City of Lake Elsinore
HOUSING ELEMENT UPDATE

**APPENDIX A
PUBLIC PARTICIPATION MAILING LIST**

Appendix A. Public Participation Mailing List

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**APPENDIX A
PUBLIC PARTICIPATION MAILING LIST**

Coachella Valley Housing Coalition
45-701 Monroe Street, Suite G, Plaza 1
Indio, CA 92201

EEXCEL Communities, Inc.
P.O. Box 907
San Juan Capistrano, CA 92693

Habitat for Humanity
2121 Atlanta Avenue
Riverside, CA 92507

The Housing Authority of the County of Riverside
5555 Arlington Avenue
Riverside, CA 92504

HUD, San Diego Office
Symphony Towers
750 B Street, Ste. 1600
San Diego, CA 92101-8131

Lake Elsinore Board of Realtors
703 W Graham Ave
Lake Elsinore, CA 92530

Lake Elsinore Chamber of Commerce
132 W. Graham Avenue
Lake Elsinore, CA 92530

The Olson Company
3020 Old Ranch parkway, Suite 400
Seal Beach, CA 90740

Southwest Riverside County Economic Alliance
27447 Enterprise Circle West, Suite 101
Temecula, CA 92590

Appendix A. Public Participation Mailing List

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**APPENDIX B
GENERAL PLAN CONSISTENCY ANALYSIS**

Appendix B. General Plan Consistency Analysis

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City of Lake Elsinore
HOUSING ELEMENT UPDATE

APPENDIX B
City of Lake Elsinore Housing Element
General Plan Consistency Analysis – Policy Relationship Matrix

HOUSING ELEMENT GOALS/POLICIES	GENERAL PLAN ELEMENTS/COMPONENTS ¹														
	Land use	Circulation	Economic Development	Education	Urban Design	Growth Management	Airport Environs	Scenic Corridors	Public Facilities	Conservation	Open Space, Parks and Recreation	Energy	Seismic	Noise	Public Safety
Goal 1: To provide decent housing opportunities and a satisfying living environment for residents of Lake Elsinore.	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
Objective: Achieve the construction of 3,763 new housing units during the Housing Element program planning period (1998-2005).	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
Policy: The city shall monitor new construction on a yearly basis and prepare annual reports for review by the City Council in order to evaluate progress on meeting housing production objectives.	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
Policy: The city shall conduct periodic market surveys to collect data on the prices and rents of housing that has been recently constructed in order to monitor progress on meeting housing needs.	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
Objective: Provide an inventory of land sufficient to accommodate the "share of regional housing needs" at varying densities over the next five years.	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
Policy: The city will complete annually a survey of vacant land suitable for residential development and inform the Planning Commission and City Council and make the information available to the development community.	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
Policy: The city shall develop a complete database dealing with new construction needs and constraints and transmit that information to the Southern California Association of Governments for the next Regional Housing Needs Assessment update.	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
Objective: Provide adequate housing sites in relation to housing production needs and consistent with the Land Use Element.	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
Policy: The City shall prepare information on the availability of public services and facilities and any infrastructure constraints to residential development.	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y			Y	Y

¹ "Y" denotes yes for consistency.

Appendix B. General Plan Consistency Analysis

APPENDIX B City of Lake Elsinore Housing Element General Plan Consistency Analysis – Policy Relationship Matrix

HOUSING ELEMENT GOALS/POLICIES	GENERAL PLAN ELEMENTS/COMPONENTS ¹														
	Land use	Circulation	Economic Development	Education	Urban Design	Growth Management	Airport Environs	Scenic Corridors	Public Facilities	Conservation	Open Space, Parks and Recreation	Energy	Seismic	Noise	Public Safety
Goal 2: To conserve and improve the condition of the existing affordable housing stock	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
Objective: Achieve the conservation of existing affordable rental housing throughout the city, including dwellings occupied by households assisted through the local, State, or Federal programs.	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
Policy: The City shall participate in programs to preserve the existing housing stock in sound condition and correct neighborhood conditions which cause blight and deterioration.	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
Policy: The City shall continue to use code enforcement to improve and conserve existing housing throughout Lake Elsinore neighborhoods.	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
Policy: The City shall maintain and upgrade existing neighborhood infrastructure including, but not limited to, sidewalks, parkways and waterlines.	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
Policy: The City shall maintain an annual database of housing units and properties receiving assistance through local, State, or Federal programs.	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
Objective: Maintain the existing housing stock through rehabilitation where needed, and achieve the rehabilitation of 35 dwelling units during the program planning period (1998-2005).	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
Policy: The City shall allocate a portion of the city's share of CDBG funds to the financing of housing stock improvements in the city's neighborhoods.	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
Policy: The City shall evaluate on a continuous basis additional means of meeting the city's housing conservation, maintenance and improvement goals, including the removal of governmental constraints; and utilization of State and Federal programs, as appropriate.	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y

APPENDIX B
City of Lake Elsinore Housing Element
General Plan Consistency Analysis – Policy Relationship Matrix

HOUSING ELEMENT GOALS/POLICIES	GENERAL PLAN ELEMENTS/COMPONENTS ¹														
	Land use	Circulation	Economic Development	Education	Urban Design	Growth Management	Airport Environs	Scenic Corridors	Public Facilities	Conservation	Open Space, Parks and Recreation	Energy	Seismic	Noise	Public Safety
Goal 3: To assist in the development of adequate housing to meet the needs of low and moderate-income households.	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
Objective: Facilitate the development of at least 2,933 dwelling units during the remainder of the program planning period (2000-2005) to further assist in providing the City's fair share of low and moderate income households in accordance with Article 10.6 of the California Government Code which defines low and moderate income families and households, relative to the share of affordable housing provided elsewhere in the County.	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
Policy: The City shall facilitate the development of new housing to meet the needs of first-time buyers with two working adults and other special needs groups, as appropriate.	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
Objective: Promote the construction of housing units affordable to low income households through the adoption of an Affordable Housing Density Bonus Ordinance.	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
The City shall adopt an Affordable Housing Density Bonus Ordinance to assist in the development of affordable housing.	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
Goal 4: To address, where appropriate and legally possible, remove constraints to the maintenance, improvement and development of housing.	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
Objective: Promote reasonable processing time and fees and encourage incentives for the provision of quality housing opportunities.	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
Policy: The City shall consider fee waivers and accelerated processing as methods of facilitating the production of affordable housing.	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
Objective: Promote methods of enhancing land availability within the framework of the Land Use Element and Zoning Ordinance.	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
Policy: The City shall utilize Specific Plans and other land planning concepts to encourage a diversity of housing.	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y

Appendix B. General Plan Consistency Analysis

APPENDIX B City of Lake Elsinore Housing Element General Plan Consistency Analysis – Policy Relationship Matrix

HOUSING ELEMENT GOALS/POLICIES	GENERAL PLAN ELEMENTS/COMPONENTS ¹														
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Goal 5: To promote housing opportunities for all persons regardless of race, religion, sex, marital status, ancestry, national origin, or color.	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
Objective: Provide residents of Lake Elsinore the opportunity to seek housing in a neighborhood of their choice.	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
Policy: The City shall coordinate with state and county agencies involved in ensuring compliance with fair housing laws.	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
Goal 6: To encourage the incorporation of energy conservation features in the design of all new housing development and the installation of conservation devices in existing developments.	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
Objective: Promote the conservation of scarce energy resources and reduce the community's reliance on traditional energy resources.	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
Policy: The City shall encourage the incorporation of energy conservation features in the design of all new construction, including but not limited to, thermal insulation, sealed gas lines and solar energy systems.	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
Policy: The City shall encourage the use of passive design concepts that make use of the natural climate to increase energy efficiency.	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y